**NOTICE OF A REGULAR**
**PLANNING COMMISSION MEETING**
**August 7, 2024, at 6:00 PM**

---

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, August 7, 2024, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our live stream page.

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

2. **PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

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

4. **CONSENT ITEMS**
   - **4.1. Approval of the 05.01.24 Planning Commission Meeting Draft Minutes**
   - **4.2. Approval of the 04.03.24 Planning Commission Meeting Draft Minutes**

5. **BUSINESS ITEMS**

6. **WORK SESSION**
   - **6.3. Utah City Blocks 4, 13, and 18 Site Plan Work Session**
     Bronson Tatton with Flagborough is seeking comments from the Planning Commission regarding Blocks 4, 13C, 13B, and 18C of Utah City. No motion may be made by the Planning Commission.
   - **6.4. Vineyard Fire Station #35**
     Morgan Brim, Community Development Director, has prepared the following information regarding the proposed fire station, located within the Cottonwoods Neighborhood.

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

## 8. ADJOURNMENT

The next regularly scheduled meeting is August 21, 2024.

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

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

**AGENDA NOTICING COMPLETED ON:** _____

**CERTIFIED (NOTICED) BY:** /s/. Madison Reed

Madison Reed, Planning Technician

**REGULAR MEETING**

**OF THE VINEYARD PLANNING COMMISSION,**

**Vineyard City Council Chambers**

**125 South Main Street, Vineyard, Utah**

**Wednesday May 1, 2024 at 6pm**

---

**Attendance:**

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

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

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

## 1. CALL TO ORDER/ PLEDGE OF ALLEGIANCE

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

## 2. PUBLIC COMMENTS

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

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

## 3. BUSINESS ITEMS

### 3.1. McDonald's Site Plan Amendment

DRAFT

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

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

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

Planner Hancey deduced that this decreases their parking requirements.

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

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

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

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

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

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

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

Commissioner Rhoton asked if there are any more questions.

Mr. Perks discussed fencing and parking.

Commissioner Rhoton asks about access and gates.

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

Discussion ensued about how to monitor the gates and access.

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

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

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

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

Commissioner Steel expressed a concern for how parking is addressed.

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

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

Discussion ensued about parking options.

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

Commissioner Brady asked if they are any other questions.

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

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

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

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

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

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

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

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

Planner Hancey asked for clarification of the approval.

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

**3.3. The Orchards Site Plan Amendment**

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

Commissioner Fagg asked about the landscaping.

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

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

Commissioner Bramwell asked about the gates.

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

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

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

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

Commissioner Steele noted that the crosswalk is not necessary there.

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

Planner Hancey responded in saying there is one there already.

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

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

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

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

Commissioner Brady asked for clarification on location.

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

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

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

Commissioner Rhoton asked for clarification on directional access.

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

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

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

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

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

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

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

Commissioner Steele asked if this would be a condition.

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

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

**4. WORK SESSION**

No work items were submitted.

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

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

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

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

Planner Fletcher discussed the agreement in more detail.

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

Planner Hancey provided a reminder for Bike Month.

Engineer James provided information on the trail.

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

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

**6. ADJOURNMENT**

The meeting was adjourned at 7:26 pm.

MINUTES CERTIFIED CORRECT ON:

CERTIFIED BY: /s/. Madison Reed

Madison Reed, Planning Technician

DRAFT

**Minutes of a Regular Meeting of the Vineyard**

**Planning Commission Meeting**

**Vineyard City Council Chambers**

**125 South Main Street, Vineyard, Utah**

**April 3, 2024, at 6:00 PM**

---

**Attendance:**

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

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

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

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

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

2. **Public Comments**

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

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

3. **Business Items**

**3.1 Vineyard Beach Park Improvement Site Plan**

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

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

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

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

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

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

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

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

Commissioner Graden Ostler asked when the water will be blue.

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

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

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

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

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

4. **Staff, Commission, and Committee Reports**

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

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

5. **Adjournment**

The meeting was adjourned at 6:30pm.

**Minutes Approved On:**

**Certified Correct By:** /s/. Madison Reed

Madison Reed, Planner Technician

VINEYARD PLANNING COMMISSION STAFF REPORT

**Meeting Date:** August 7, 2024
**Agenda Item:** Utah City Blocks 4, 13, and 18 Site Plan Work Session
**Department:** Community Development
**Presenter:** Cache Hancey

---

**Background/Discussion:**
Staff is reviewing the site plan applications for the proposed blocks, which include Block 4 (Bella's Market), 13B, 13C, and 18C. The proposed sites will be located within the Downtown Mixed-use Zoning District. This project will be presented to the Planning Commission for comments as Flagborough continues to work on updating plans with the review comments staff has already provided.

**Fiscal Impact:**
No fiscal impact

**Recommendation:**
There are no recommendations provided.

**Sample Motion:**
No motions may be made as this is a work session item.

**Attachments:**
1. Utah City Site Plan Presentation

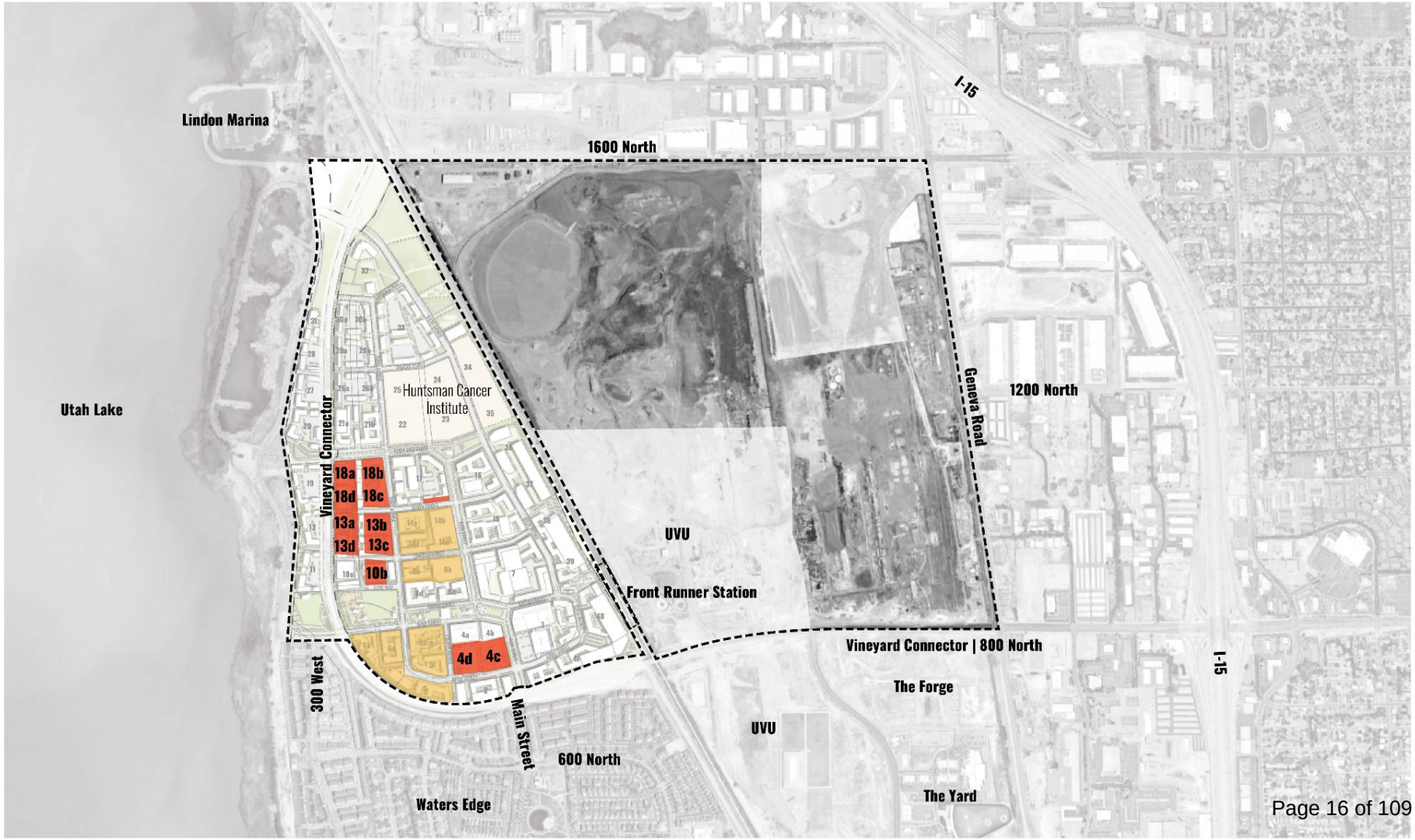
UTAHCITY

# Site Plan Application | July 1st, 2024
# DRC | August 1st, 2024

UTAHCITY

# What is covered in this site plan application:

- Block 4d Phase 1 (Grocery Store)
- Block 13c (Residential)
- Block 13b (Residential)
- Block 18c (Residential)
- Overall Parking Diagram


Lindon Marina
1600 North
I-15
Utah Lake
Vineyard Connector
Huntsman Cancer Institute
Geneva Road
1200 North
18a
18b
18d
18c
13a
13b
13d
13c
10b
UVU
Front Runner Station
4d
4c
Vineyard Connector | 800 North
300 West
Main Street
The Forge
UVU
600 North
I-15
Waters Edge
The Yard

UTAHCITY

# Block 4d Phase 1
# Bella's Market

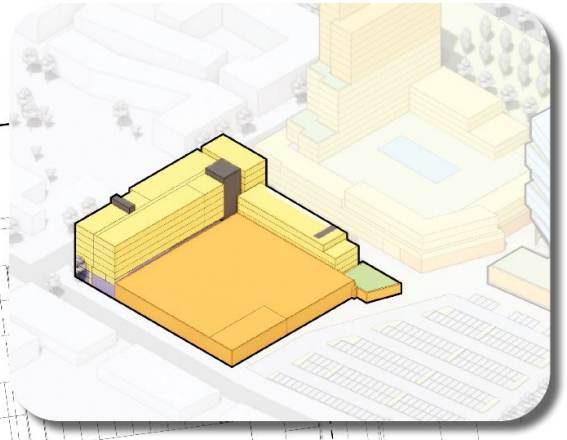
- Site Layout
- Architectural Elevations
- Landscape / Amenities
- Parking

UTAHCITY

# Block 4d Phase 1 by the numbers:

- Areage: ~3.5
- Commercial SF: 43,750sf Grocer & Cafe
  2,660 sf Retail
- Residential Unit Count: Future Phase
- Amenities: Future Phase

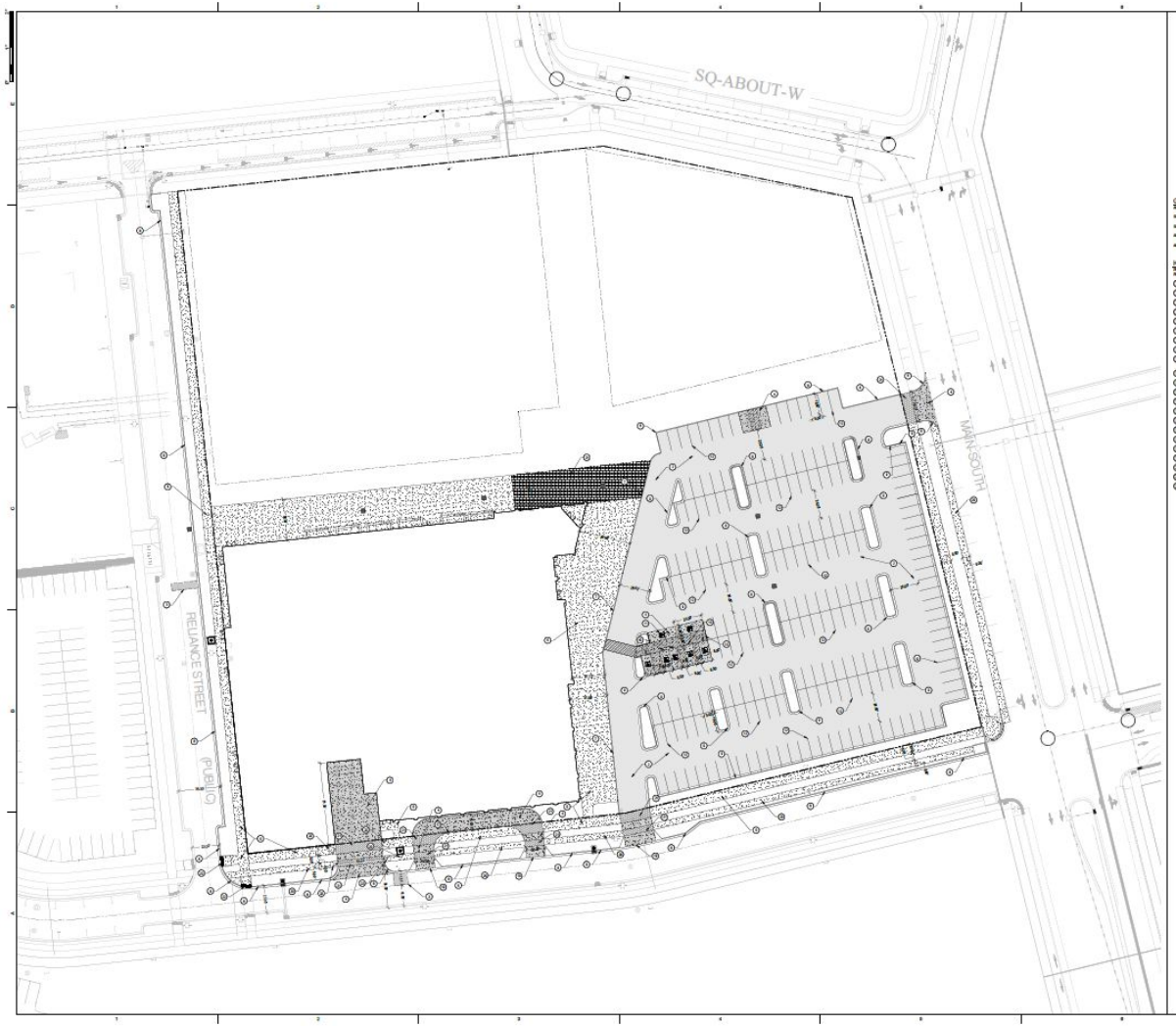
# Block 4D Overall Massing and Site Plan



# Planning Plan L01

RETAIL AMENITY RESIDENTIAL






NORTH

SCALE 1" = 30'

0 15 30 60 90

GENERAL NOTES:

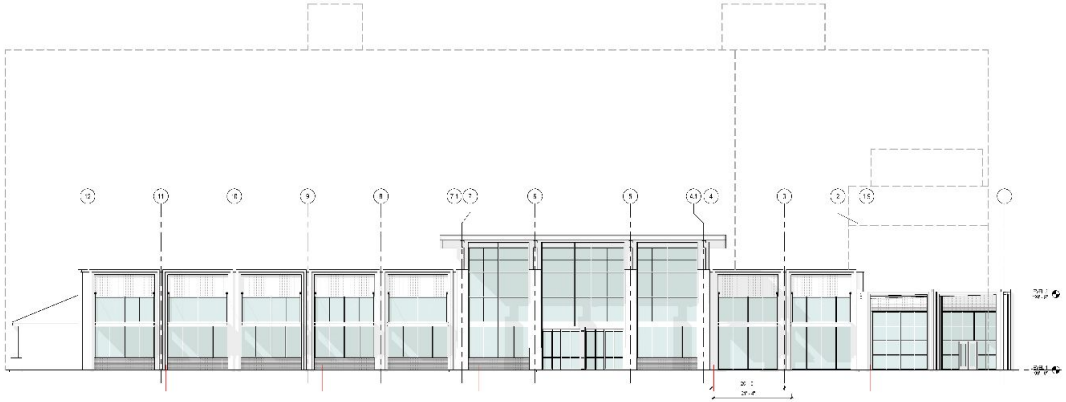
KEYED NOTES:

FFKR ARCHITECTS

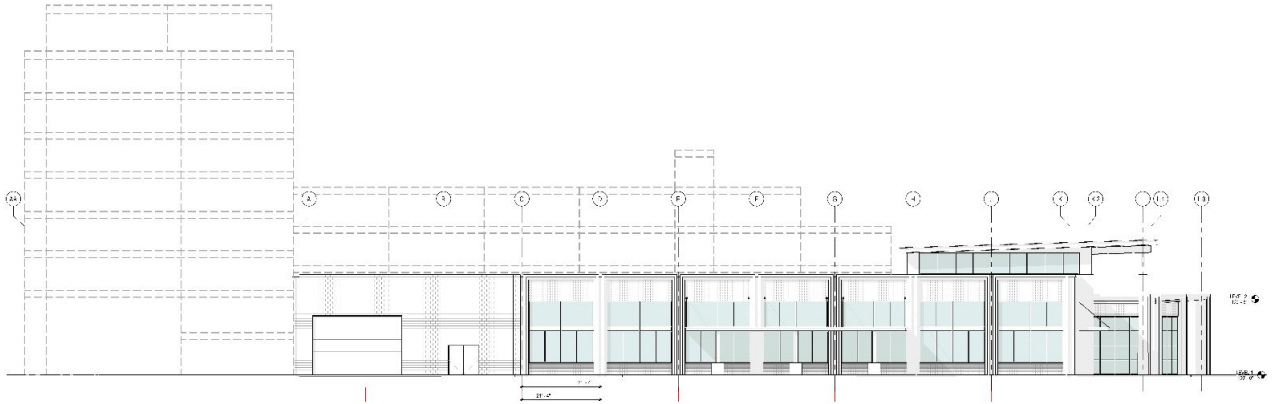
UTAH CITY BLOCK 4D - GROCERY STORE CORE & SHELL
MARKET STREET, VINEYARD UT 84059
FLAGSHIP HOMES & WOODBURY CORPORATION
PROJECT PHASE - ISSUE DATE

CIVIL
SITE
PLAN

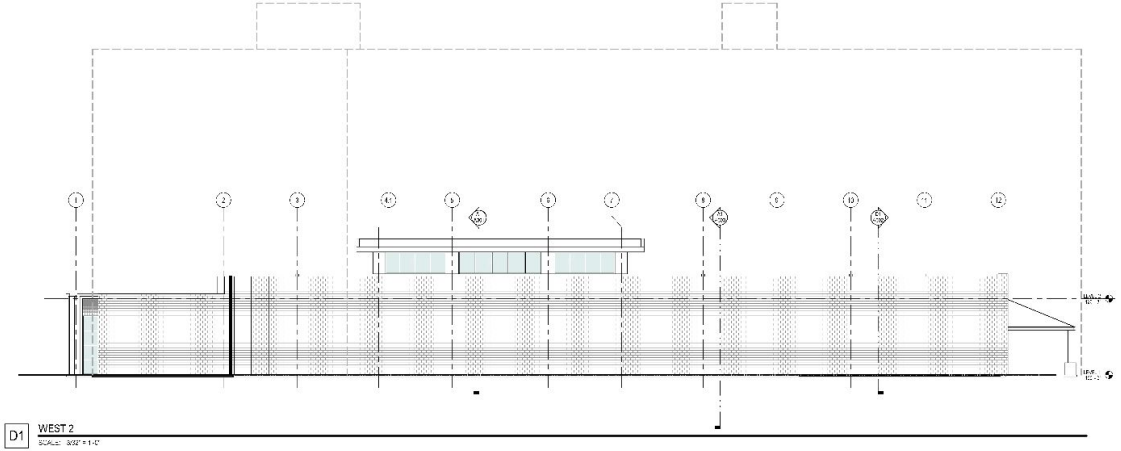
C1.01



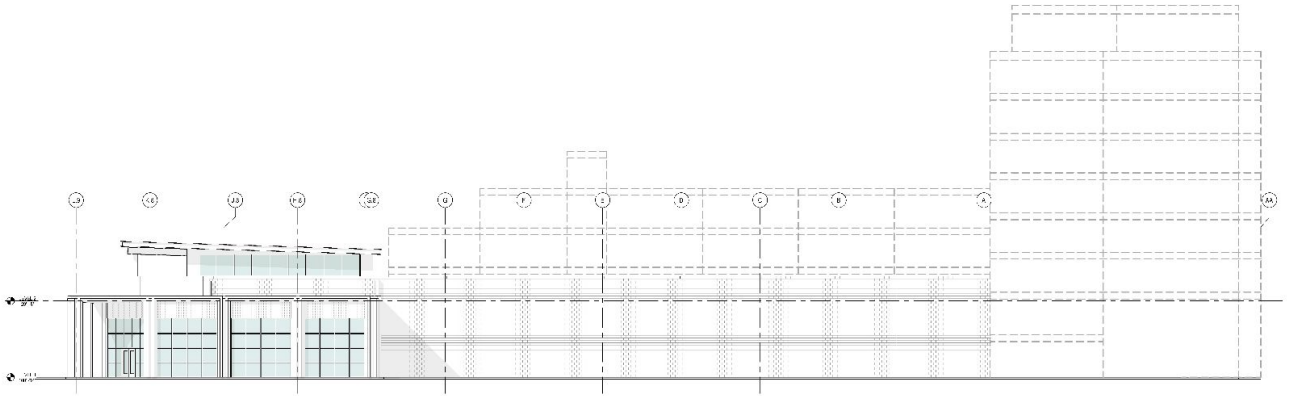
D1 EAST ELEVATION FULL
SCALE: 3/32" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



D1 WEST 2



A1 NORTH ELEVATION

## **Grocer Coloring** Brown Brick



## **Grocer Facade** Main Entry




Grocer Facade Southern Retail & Main Entry
bella's
MARKET


Grocer Façade Southern Retail & Main Entry
UTAH CITY


Grocer Facade Retail
Bella's
MARKET
UTAH CITY


Grocer Facade Main Entry & Cafe Exterior
MARKET
UTAH CITY

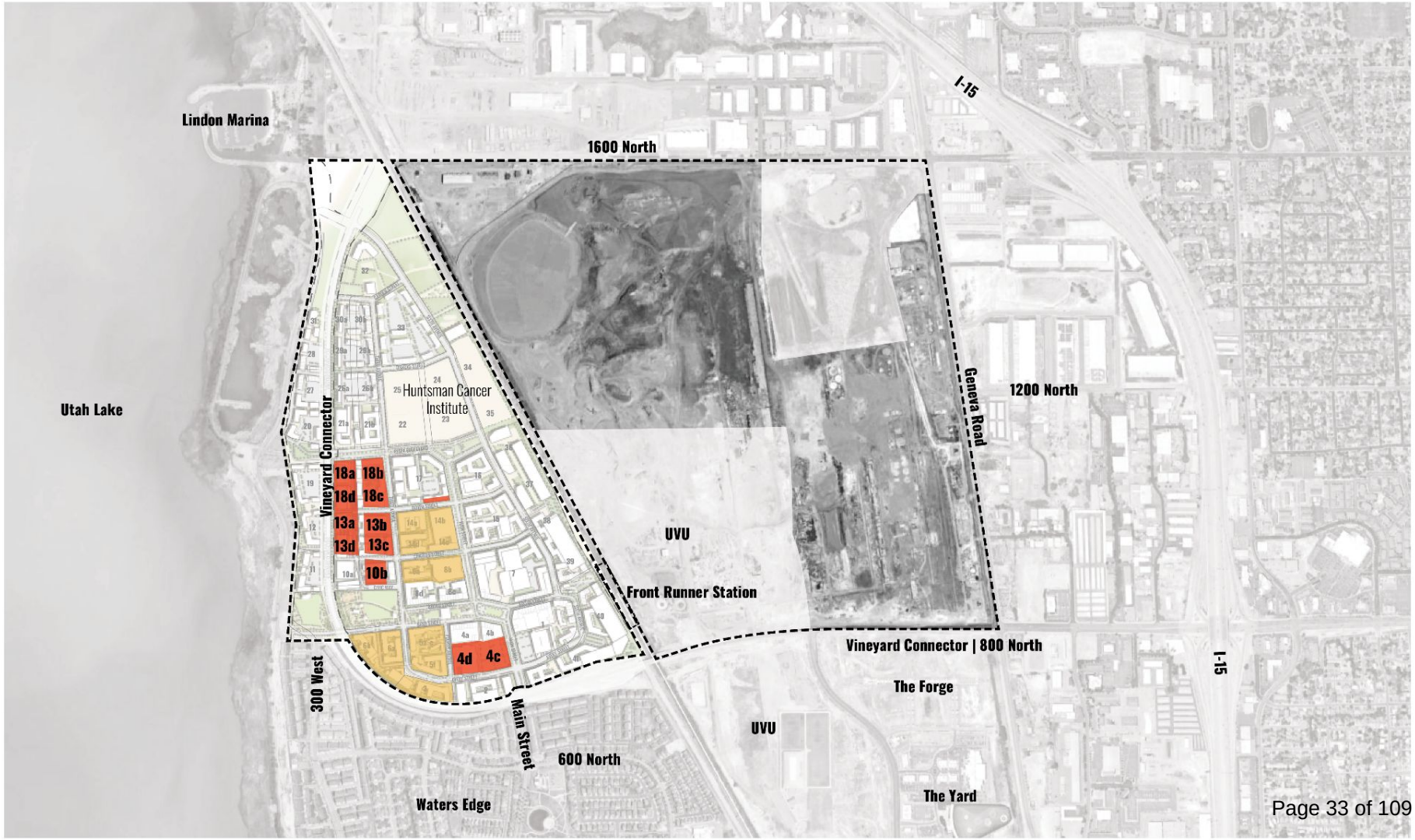

Grocer Facade Cafe Exterior
UTAH CITY



UTAHCITY

# Block 13c Residential

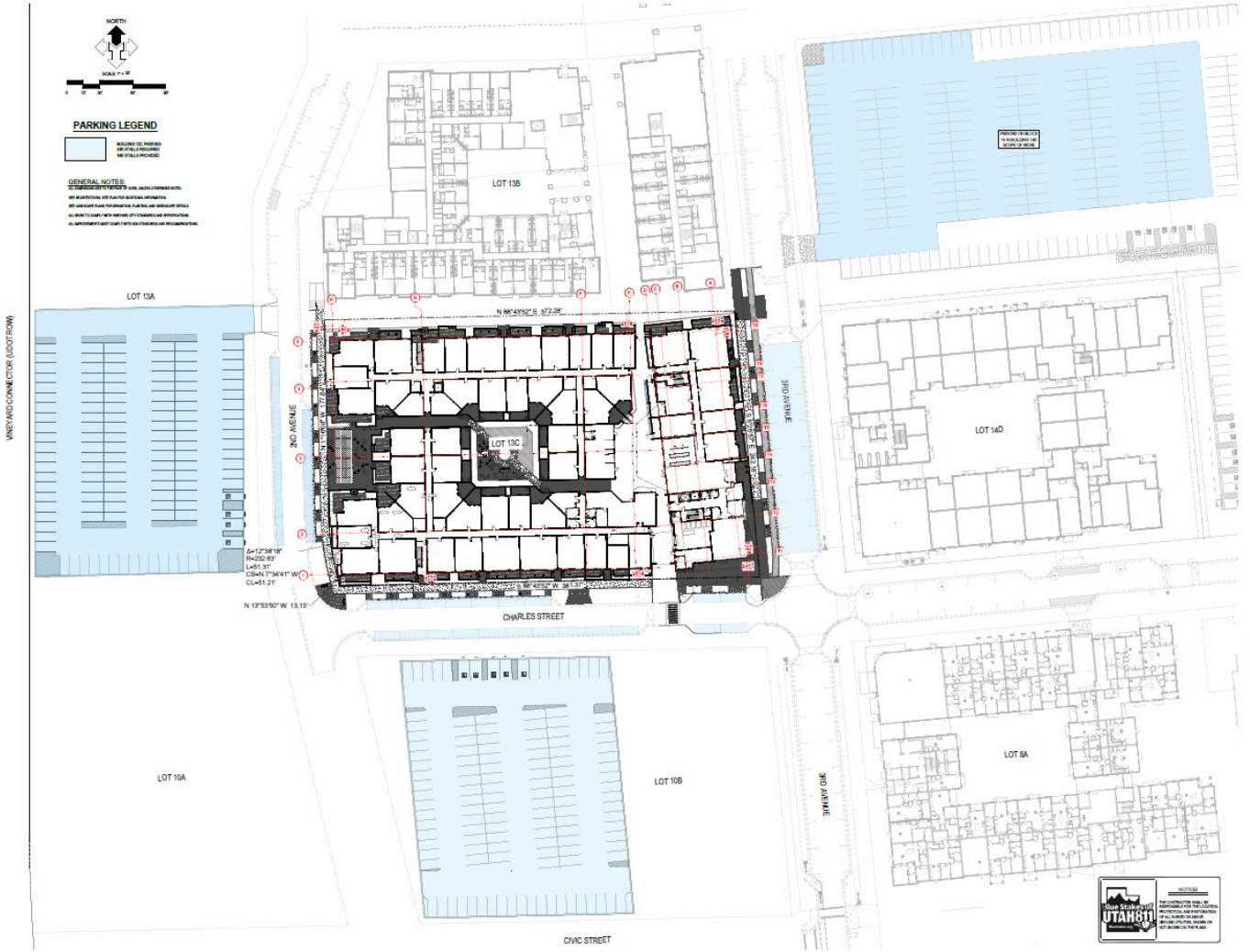
- Site Layout
- Emergency Access Plan
- Architectural Elevations
- Landscape / Amenities
- Parking


Lindon Marina
1600 North
I-15
Utah Lake
Huntsman Cancer Institute
Vineyard Connector
Geneva Road
1200 North
18a
18b
18d
18c
13a
13b
13d
13c
10b
UVU
Front Runner Station
4d
4c
Vineyard Connector | 800 North
300 West
Main Street
The Forge
UVU
600 North
I-15
Waters Edge
The Yard

UTAHCITY

# Block 13c by the numbers:

- Areage: 2.11
- Commercial SF: n/a
- Residential Unit Count: 342
- Amenities: Lobby, lobby library, lobby event space / co-work space, fitness, maker space, co-work center, private work pods, club space, private dining room, clubroom outdoor deck, bike room, ski room




NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
165 Congress Avenue
Austin, Texas 78701
t 512.457.8440
nelsenpartners.com

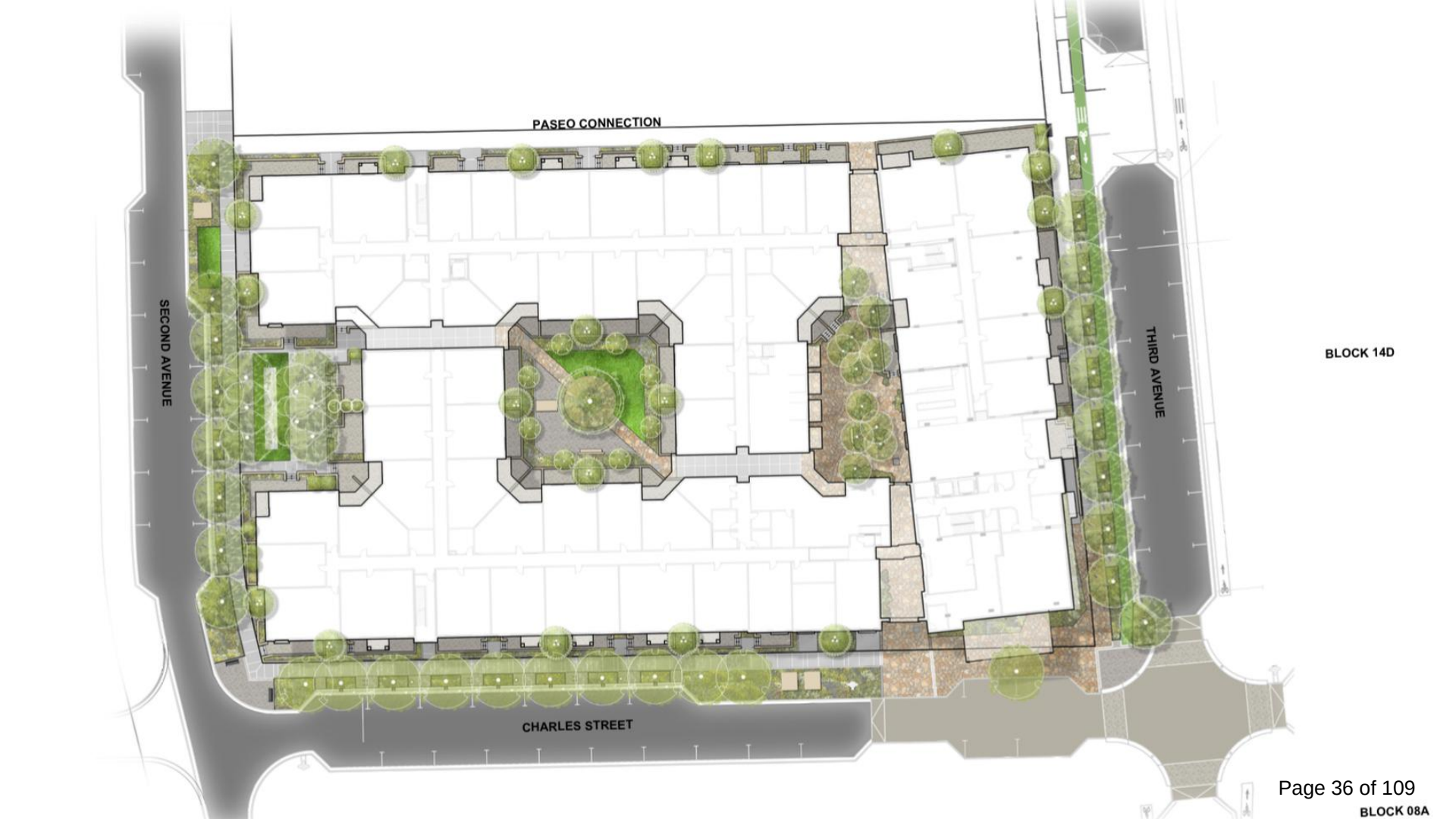
McNEIL ENGINEERING

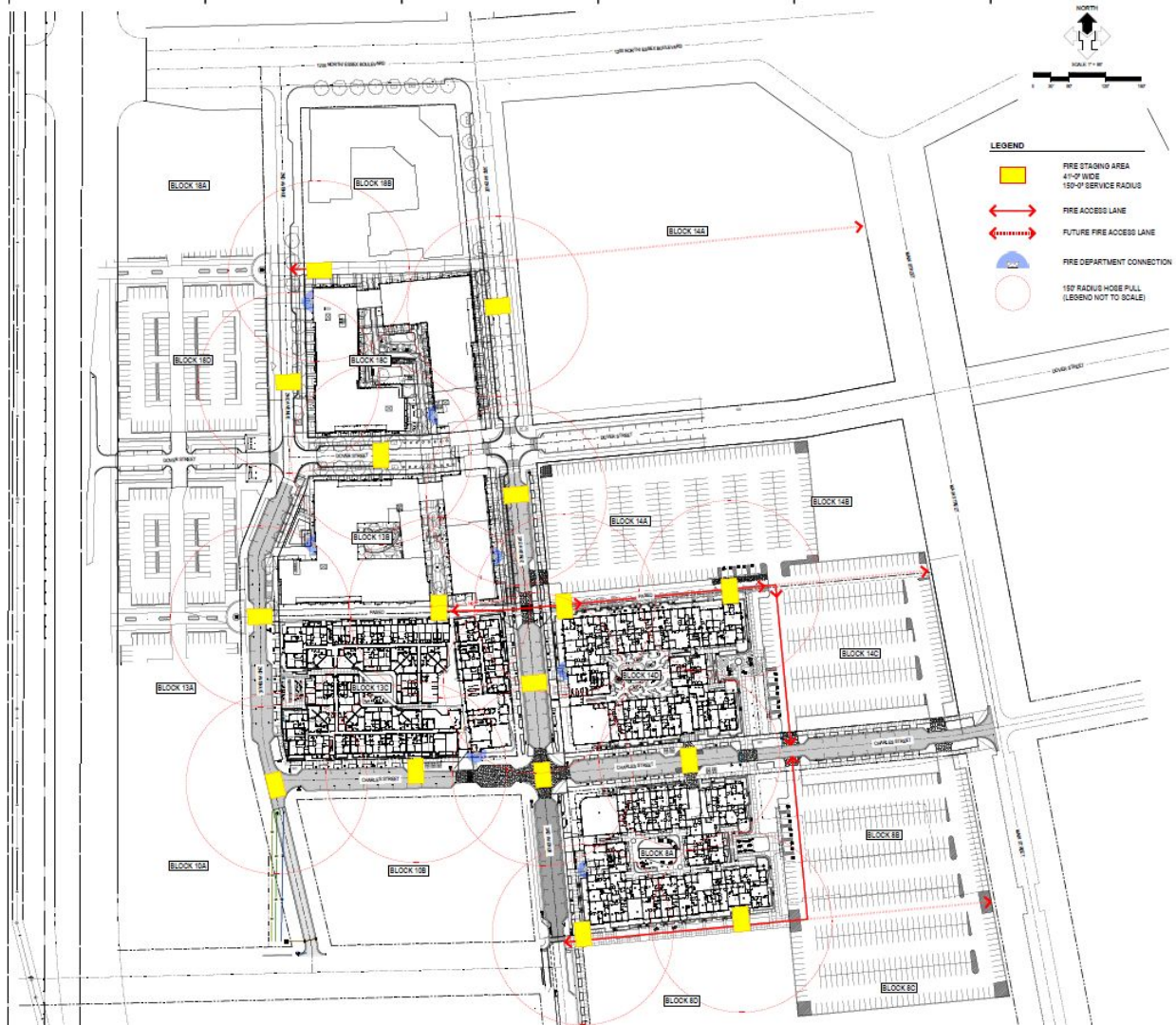
Vineyard Station - Block 13 Bldg 13C
Woodbury Corporation & Flagship Homes
Vineyard, UT

Date
26 JUNE 2024
Revisions

Project No.
24005-13C

C1.01
OVERALL CIVIL SITE PLAN


PASEO CONNECTION
SECOND AVENUE
THIRD AVENUE
CHARLES STREET
BLOCK 14D
BLOCK 08A


LEGEND
FIRE STAGING AREA
41'-0" WIDE
150'-0" SERVICE RADIUS
FIRE ACCESS LANE
FUTURE FIRE ACCESS LANE
FIRE DEPARTMENT CONNECTION
150' RADIUS HOSE PULL
(LEGEND NOT TO SCALE)
BLOCK 18A
BLOCK 18B
BLOCK 18C
BLOCK 14A
BLOCK 14B
BLOCK 14C
BLOCK 13A
BLOCK 13B
BLOCK 10A
BLOCK 10B
BLOCK 8B
BLOCK 6C
BLOCK 6D




East Elevation




South Elevation




West Elevation




North Elevation




Courtyard West Elevation - Typical




Courtyard South Elevation




Tower West Elevation




Courtyard North Elevation




Paseo East Elevation



**CONC-1**
CONCRETE
CAST IN PLACE CONC WALLS TYPICAL GREY

**BR-1**
BRICK
PACIFIC CLAY MODULAR & THIN VENEER PUEBLO FLASHED

**BR-2**
BRICK
PACIFIC CLAY MODULAR & THIN VENEER BROWN FLASHED

**BR-3**
BRICK
PACIFIC CLAY MODULAR & THIN VENEER RED FLASHED

**S-1**
STONE
DELTA NATURAL STONE INDIANA LIMESTONE GREY SANDBLAST

**S-2**
STONE
DELTA NATURAL STONE IVORY WHITE HONED

**ACM-1**
ACM
UNEEK ACM ASCENT ANTRHAZINC

**ACM-2**
ACM
UNEEK ACM ASCENT DBR DRK BRONZE ANODIZED

**M-1**
METAL
UNEEK PEAK PM12 12", NSG GREY

**M-2**
METAL
UNEEK MEADOW MFP100 12", DBR DRK BRONZE ANODIZED

**M-3**
METAL
LUMA BUILT MOSAIC 6" PLANK FL LT TABLE WALNUT BALCONY CEILING

**M-4**
METAL
UNITED METAL DECK CORRUGATED METAL FOR MECH SCREEN SW9163 COLOR

**M-5**
METAL
BRAKE METAL FLASHING MATCH DRK BRONZE ANODIZED

**STC-1**
STUCCO
MASTER WALL VERSATEX 0.5 SW7035

**STC-2**
STUCCO
MASTER WALL VERSATEX 0.5 SW7029

**G-1**
GLASS
VITRO SOLARBAN 70 OPTIGRAY+CLEAR

**G-2**
GLASS
AMSCO COZE CARDINAL LOE2-270

# Material palette









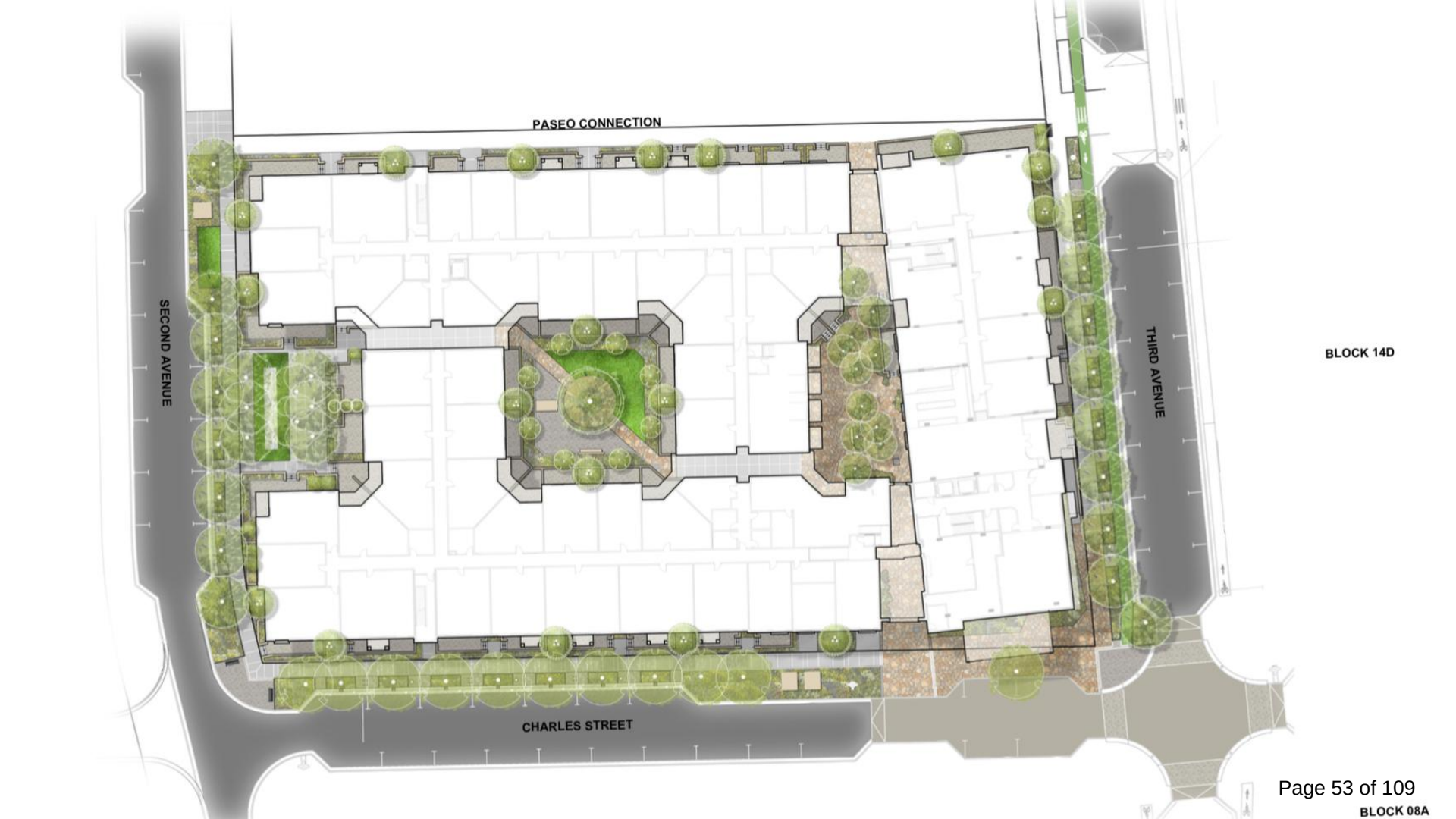


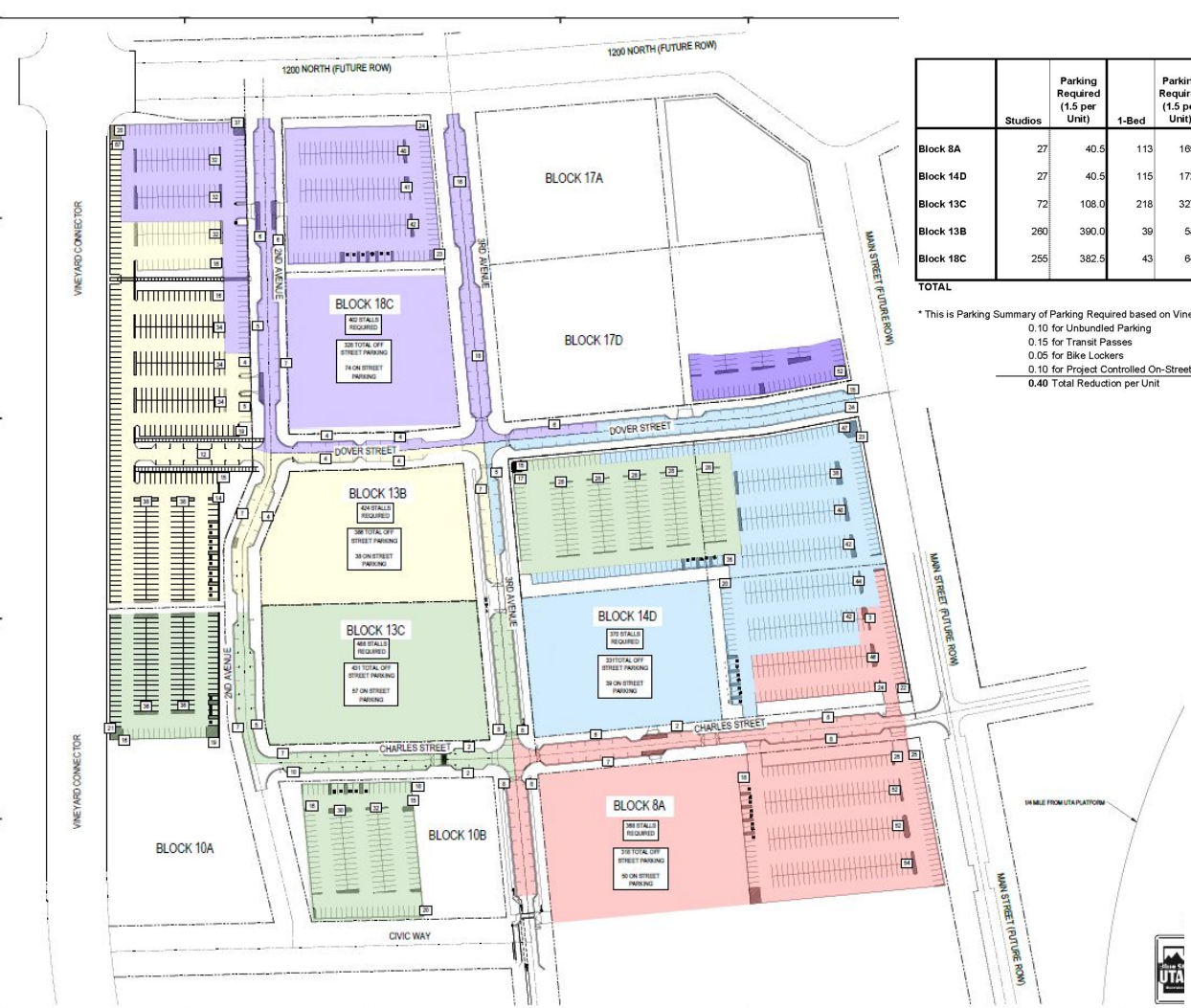









PASEO CONNECTION
SECOND AVENUE
THIRD AVENUE
CHARLES STREET
BLOCK 14D
BLOCK 08A




**VINEYARD STATION**
**PARKING SUMMARY**

| | Studios | Parking Required (1.5 per Unit) | 1-Bed | Parking Required (1.5 per Unit) | 2-Bed | Parking Required (2 per Unit) | Total Beds | Subtotal Residential Parking Required | Guest Parking (0.25 per Unit) | Retail Bldg Area (SF) | Retail Parking (1 per 500 SF) | TOTAL PARKING REQUIRED | Parking Reduction (0.40 per unit) * | TOTAL PARKING REQUIRED including Reduction |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block 8A | 27 | 40.5 | 113 | 169.5 | 92 | 184.0 | 324 | 394.0 | 58.0 | 4,187 | 8.4 | **460** | 92.8 | **367.6** |
| Block 14D | 27 | 40.5 | 115 | 172.5 | 92 | 184.0 | 326 | 397.0 | 58.5 | 4,187 | 8.4 | **464** | 93.6 | **370.3** |
| Block 13C | 72 | 108.0 | 218 | 327.0 | 52 | 104.0 | 394 | 539.0 | 85.5 | | 0.0 | **625** | 136.8 | **487.7** |
| Block 13B | 260 | 390.0 | 39 | 58.5 | 11 | 22.0 | 321 | 470.5 | 77.5 | | 0.0 | **548** | 124.0 | **424.0** |
| Block 18C | 255 | 382.5 | 43 | 64.5 | | 0.0 | 298 | 447.0 | 74.5 | | 0.0 | **522** | 119.2 | **402.3** |
| **TOTAL** | | | | | | | | | | | | **2,618** | 566.4 | **2,052** |

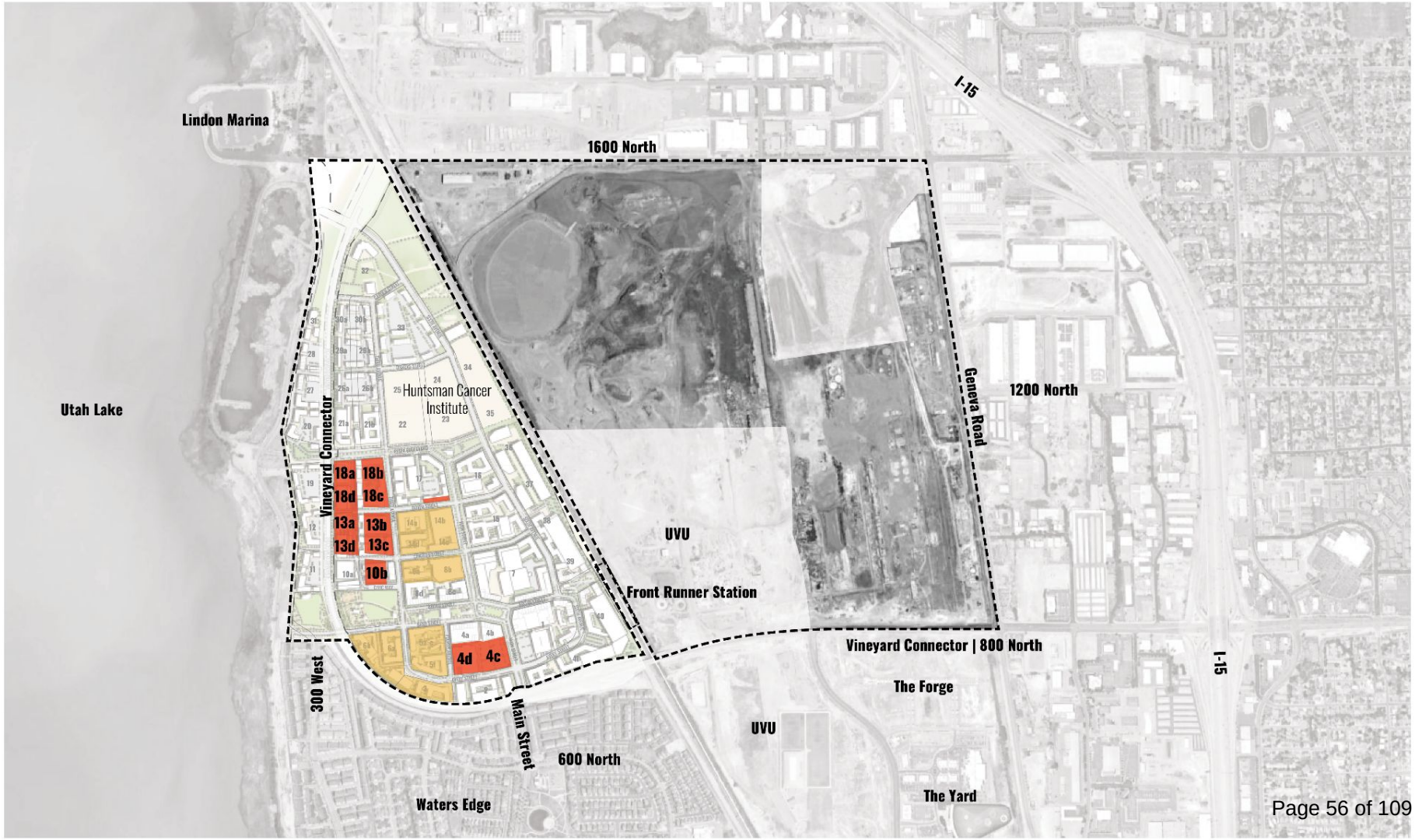
* This is Parking Summary of Parking Required based on Vineyard City code including Parking Reductions for the following:

0.10 for Unbundled Parking
0.15 for Transit Passes
0.05 for Bike Lockers
0.10 for Project Controlled On-Street Parking
**0.40** Total Reduction per Unit

UTAHCITY

# Block 13b & 18c Residential

- Site Layout
- Emergency Access Plan
- Architectural Elevations
- Landscape / Amenities
- Parking


Lindon Marina
1600 North
I-15
Utah Lake
Huntsman Cancer Institute
Vineyard Connector
Geneva Road
1200 North
18a
18b
18d
18c
13a
13b
13d
13c
10b
UVU
Front Runner Station
4d
4c
Vineyard Connector | 800 North
300 West
Main Street
The Forge
UVU
600 North
I-15
Waters Edge
The Yard

UTAHCITY

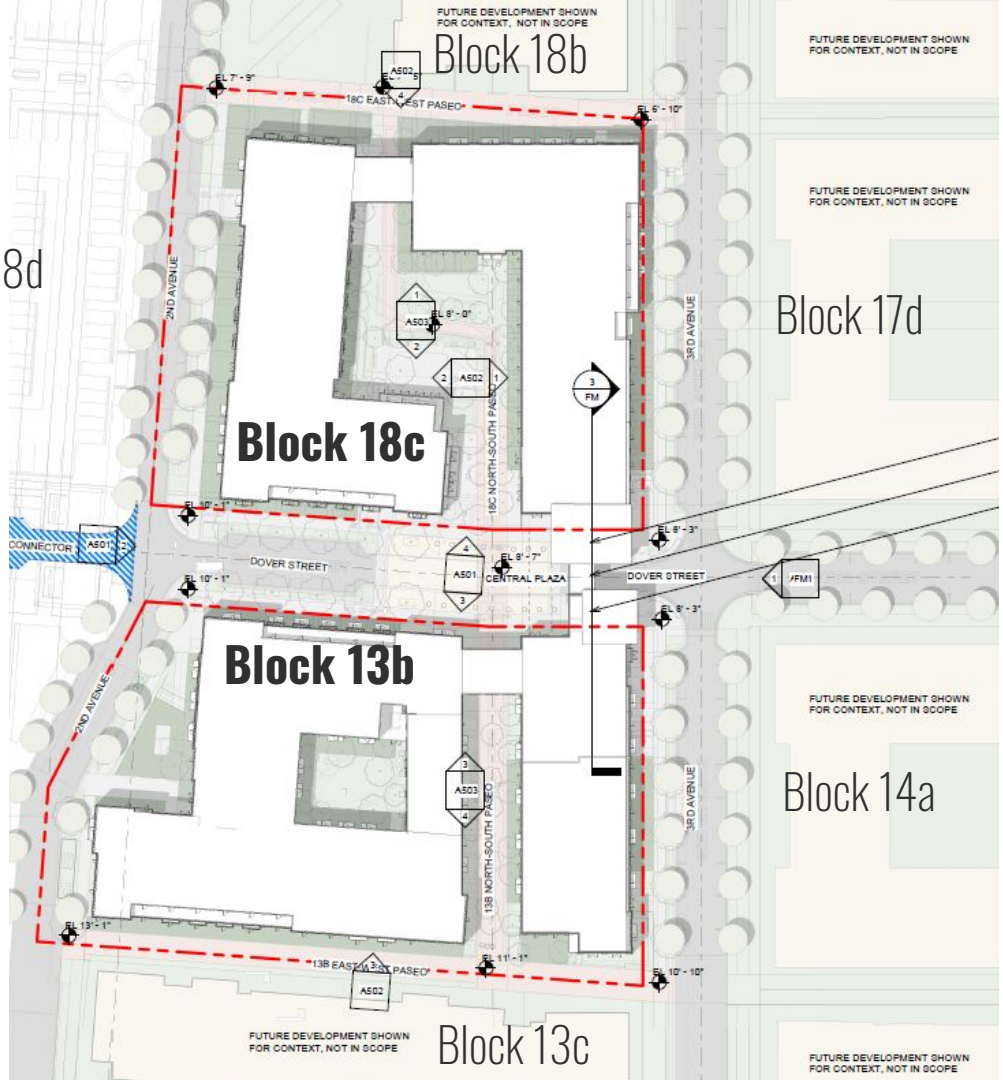
# Block 13b by the numbers:

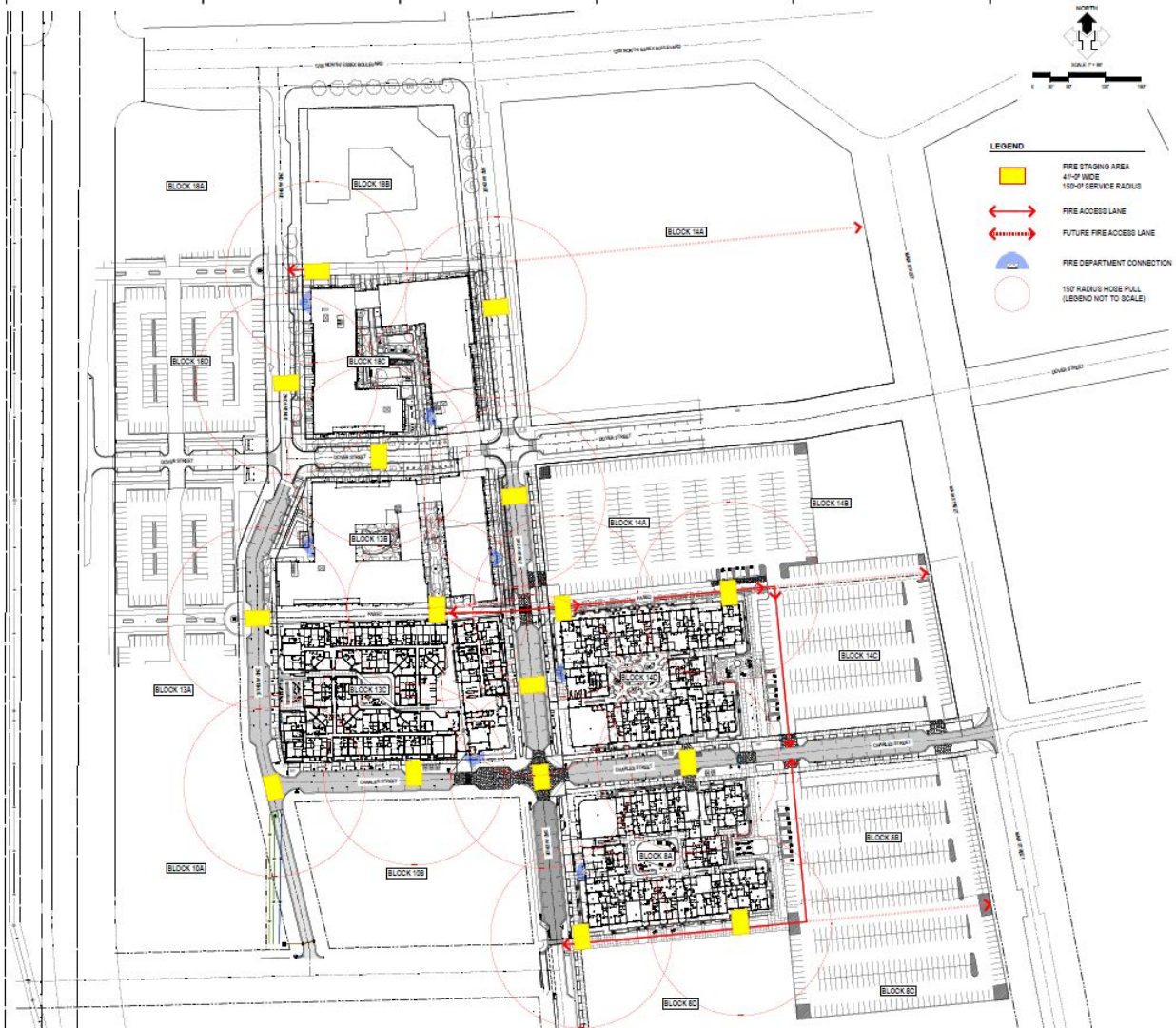
- Areage: 1.85
- Residential Unit Count: 310
- Amenities: lobby, mailroom, wellness center, fitness center, co-work, co-work mezzanine, jam room, jam room mezzanine, small lounge, pet spa & social space, & bike lounge

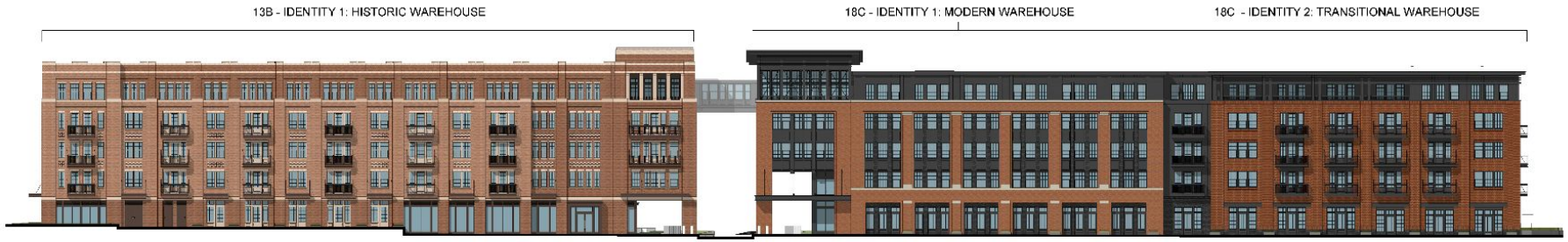
UTAHCITY

# Block 18c by the numbers:

- Areage: 1.84
- Residential Unit Count: 298
- Amenities: lobby, bodega, coffee core & lounge, bike room, pet spa, clubroom, co-work, co-work mezzanine, maker space, bbqs, water feature, shaded seating, fire pits, ping pong tables, dog run


Block 18b
Block 18d
Block 17d
Block 18c
Block 13a
Block 13b
Block 14a
Block 13c
FUTURE DEVELOPMENT SHOWN FOR CONTEXT, NOT IN SCOPE
18C EAST-WEST PASEO
2ND AVENUE
3RD AVENUE
18C NORTH-SOUTH PASEO
DOVER STREET
CENTRAL PLAZA
CONNECTOR
13B NORTH-SOUTH PASEO
13B EAST-WEST PASEO
EL 7' - 9"
EL 6' - 10"
EL 8' - 0"
EL 10' - 1"
EL 8' - 7"
EL 8' - 3"
EL 13' - 1"
EL 11' - 1"
EL 10' - 10"
A501
A502
A503
FM
FM1


LEGEND
FIRE STAGING AREA
41'-0" WIDE
150'-0" SERVICE RADIUS
FIRE ACCESS LANE
FUTURE FIRE ACCESS LANE
FIRE DEPARTMENT CONNECTION
150' RADIUS HOSE PULL
(LEGEND NOT TO SCALE)
BLOCK 18A
BLOCK 18B
BLOCK 18C
BLOCK 18D
BLOCK 14A
BLOCK 14B
BLOCK 14C
BLOCK 13A
BLOCK 13B
BLOCK 13C
BLOCK 10A
BLOCK 10B
BLOCK 8A
BLOCK 8B
BLOCK 6C
BLOCK 6D

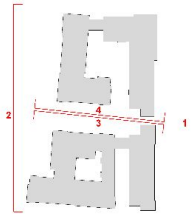



1 BUILDING ELEVATION - 3RD AVENUE




2 BUIILDING ELEVATION - 2ND AVENUE

# Buildings 13b & 18c Elevations



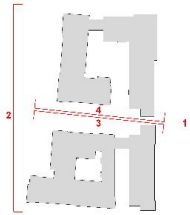



3 BUILDING ELEVATION - DOVER STREET - 13B




4 BUILDING ELEVATION - DOVER STREET - 18C

# Buildings 13b & 18c Elevations

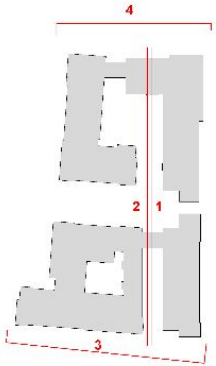





1 BUILDING ELEVATION - NORTH / SOUTH PASEO LOOKING EAST
1/16" = 1'-0"



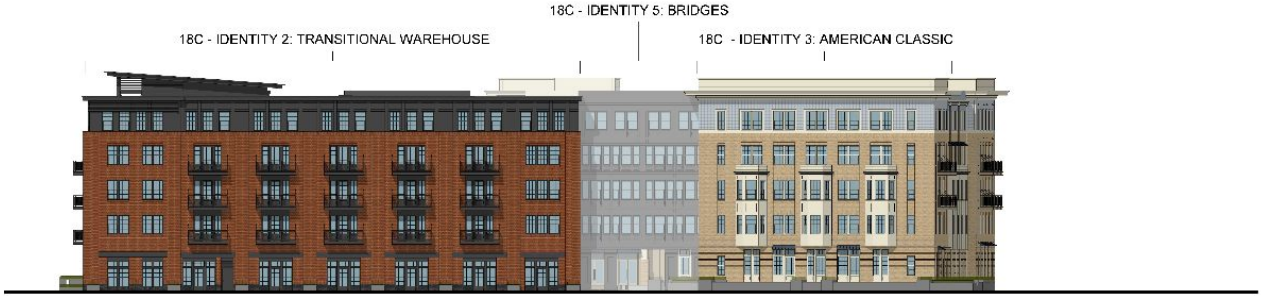

2 BUILDING ELEVATION - NORTH / SOUTH PASEO LOOKING WEST
1/16" = 1'-0"



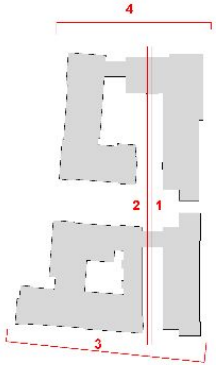

# Buildings 13b & 18c Elevations



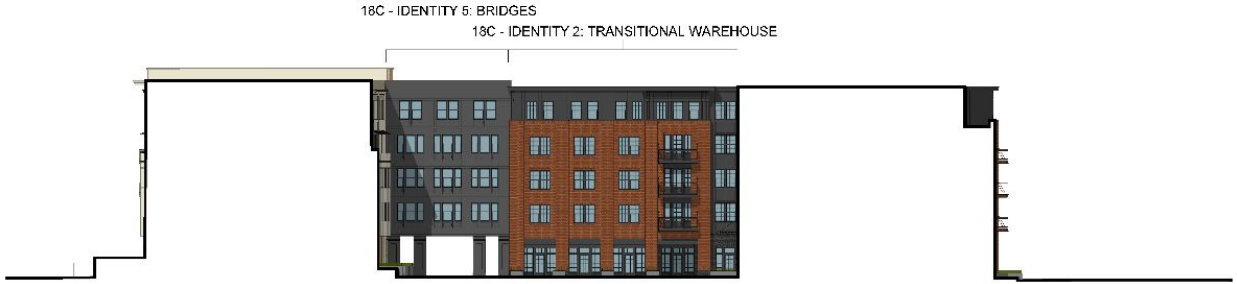

3 BUILDING ELEVATION - EAST / WEST PASEO - 13B




4 BUILDING ELEVATION - EAST / WEST PASEO - 18C



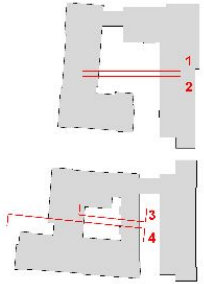

# Buildings 13b & 18c Elevations

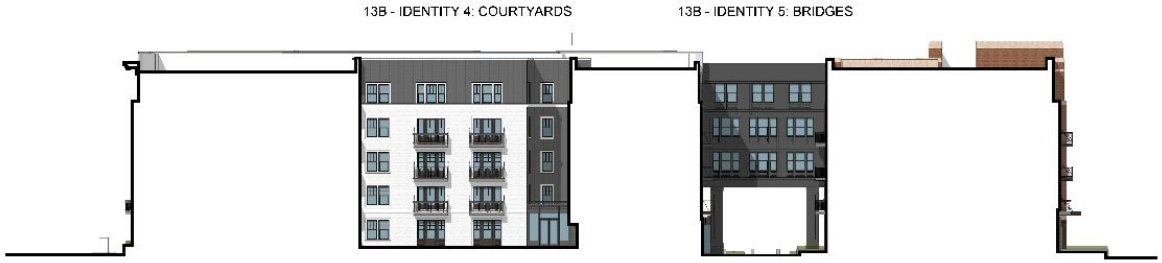



1 BUILDING ELEVATION - NORTH PASEO LOOKING NORTH
1/16" = 1'-0"

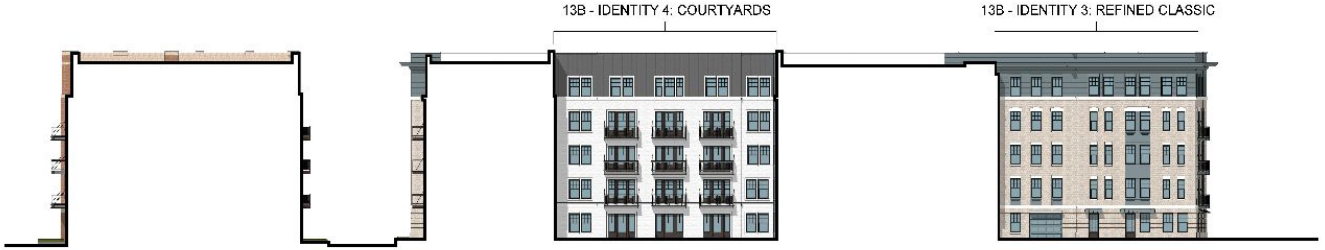



2 BUILDING ELEVATION - NORTH PASEO LOOKING SOUTH
1/16" = 1'-0"

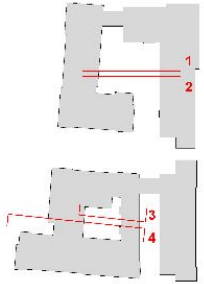





3 BUILDING ELEVATION - SOUTH COURTYARD LOOKING NORTH
1/16" = 1'-0"




4 BUILDING ELEVATION - SOUTH COURTYARD LOOKING SOUTH
1/16" = 1'-0"




PASEO
PASEO
EL. 10'-10"














Block 13b


OJB


OJB


OJB


Block 18c


OJB



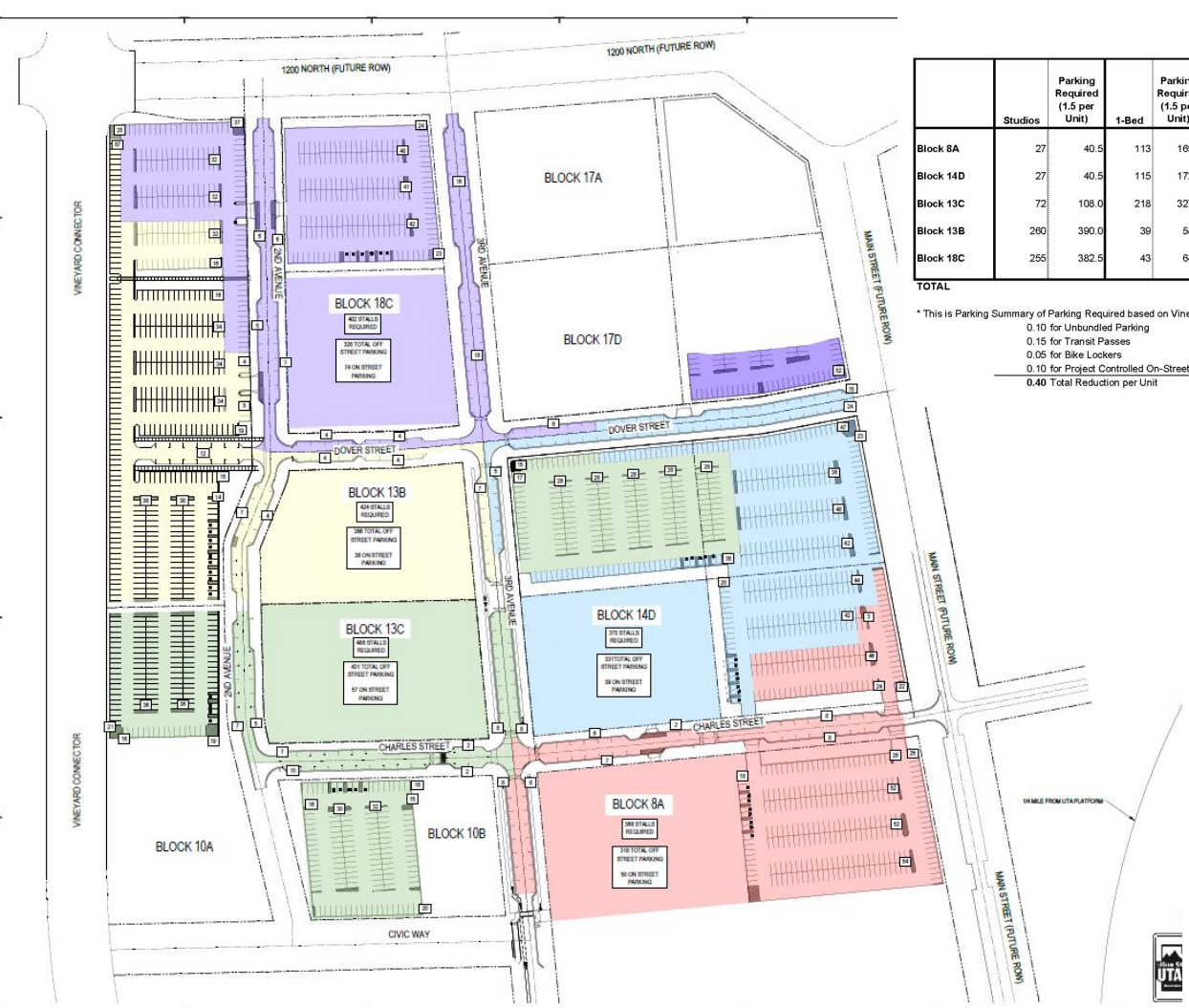

OJB


OJB


OJB


OJB


OJB




**VINEYARD STATION**
**PARKING SUMMARY**

| | Studios | Parking Required (1.5 per Unit) | 1-Bed | Parking Required (1.5 per Unit) | 2-Bed | Parking Required (2 per Unit) | Total Beds | Subtotal Residential Parking Required | Guest Parking (0.25 per Unit) | Retail Bldg Area (SF) | Retail Parking (1 per 500 SF) | TOTAL PARKING REQUIRED | Parking Reduction (0.40 per unit) * | TOTAL PARKING REQUIRED including Reduction |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block 8A | 27 | 40.5 | 113 | 169.5 | 92 | 184.0 | 324 | 394.0 | 58.0 | 4,187 | 8.4 | **460** | 92.8 | **367.6** |
| Block 14D | 27 | 40.5 | 115 | 172.5 | 92 | 184.0 | 326 | 397.0 | 58.5 | 4,187 | 8.4 | **464** | 93.6 | **370.3** |
| Block 13C | 72 | 108.0 | 218 | 327.0 | 52 | 104.0 | 394 | 539.0 | 85.5 | | 0.0 | **625** | 136.8 | **487.7** |
| Block 13B | 260 | 390.0 | 39 | 58.5 | 11 | 22.0 | 321 | 470.5 | 77.5 | | 0.0 | **548** | 124.0 | **424.0** |
| Block 18C | 255 | 382.5 | 43 | 64.5 | | 0.0 | 298 | 447.0 | 74.5 | | 0.0 | **522** | 119.2 | **402.3** |
| **TOTAL** | | | | | | | | | | | | **2,618** | 566.4 | **2,052** |

* This is Parking Summary of Parking Required based on Vineyard City code including Parking Reductions for the following:

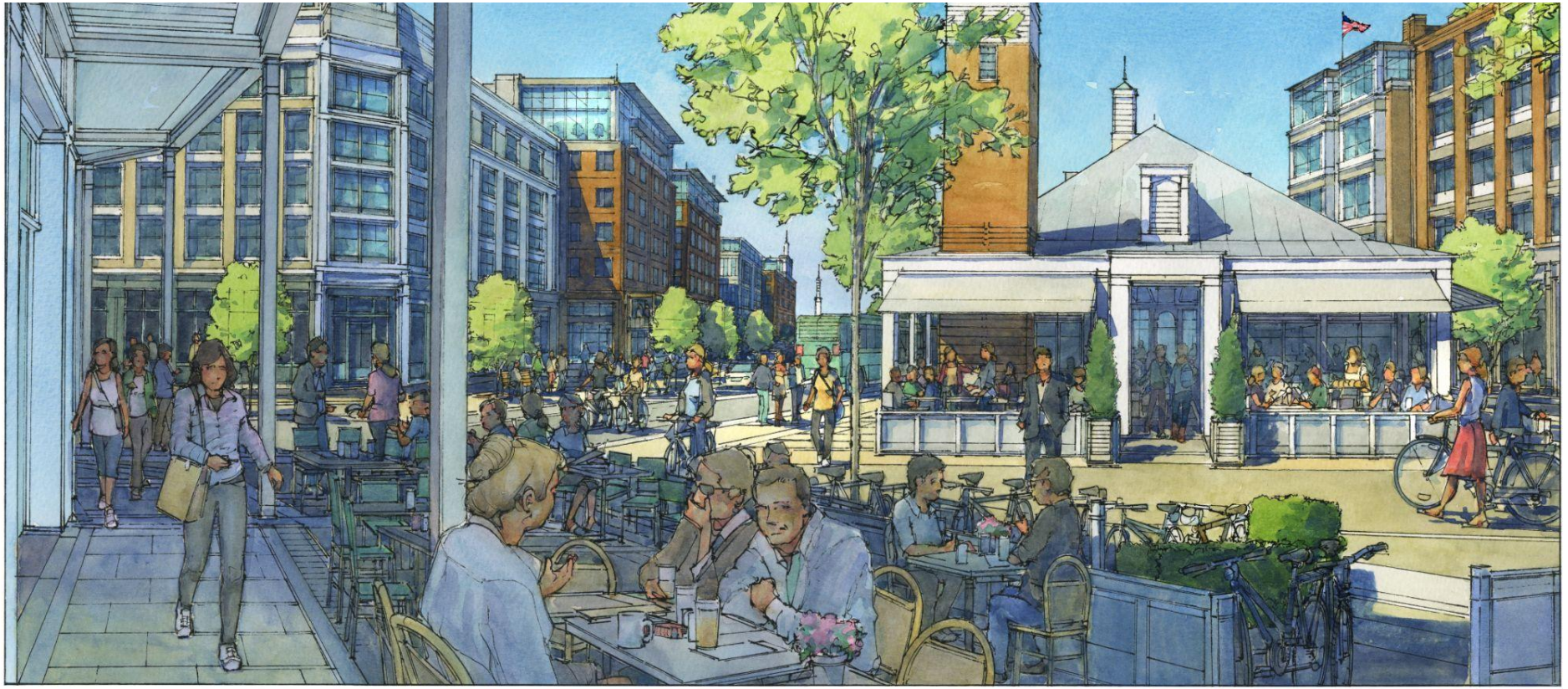
0.10 for Unbundled Parking
0.15 for Transit Passes
0.05 for Bike Lockers
0.10 for Project Controlled On-Street Parking
**0.40** Total Reduction per Unit

**VINEYARD STATION**
**PARKING SUMMARY**

| | Studios | Parking Required (1.5 per Unit) | 1-Bed | Parking Required (1.5 per Unit) | 2-Bed | Parking Required (2 per Unit) | Total Beds | Subtotal Residential Parking Required | Guest Parking (0.25 per Unit) | Retail Bldg Area (SF) | Retail Parking (1 per 500 SF) | TOTAL PARKING REQUIRED | Parking Reduction (0.40 per unit) * | TOTAL PARKING REQUIRED including Reduction |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Block 8A** | 27 | 40.5 | 113 | 169.5 | 92 | 184.0 | 324 | 394.0 | 58.0 | 4,187 | 8.4 | **460** | 92.8 | **367.6** |
| **Block 14D** | 27 | 40.5 | 115 | 172.5 | 92 | 184.0 | 326 | 397.0 | 58.5 | 4,187 | 8.4 | **464** | 93.6 | **370.3** |
| **Block 13C** | 72 | 108.0 | 218 | 327.0 | 52 | 104.0 | 394 | 539.0 | 85.5 | | 0.0 | **625** | 136.8 | **487.7** |
| **Block 13B** | 260 | 390.0 | 39 | 58.5 | 11 | 22.0 | 321 | 470.5 | 77.5 | | 0.0 | **548** | 124.0 | **424.0** |
| **Block 18C** | 255 | 382.5 | 43 | 64.5 | | 0.0 | 298 | 447.0 | 74.5 | | 0.0 | **522** | 119.2 | **402.3** |
| **TOTAL** | | | | | | | | | | | | **2,618** | 566.4 | **2,052** |

* This is Parking Summary of Parking Required based on Vineyard City code including Parking Reductions for the following:

0.10 for Unbundled Parking
0.15 for Transit Passes
0.05 for Bike Lockers
0.10 for Project Controlled On-Street Parking
**0.40** Total Reduction per Unit



# Appendix

UTAHCITY

# Unit Counts

- 4d - none in this 1st phase
- 13c - 342
- 13b - 310
- 18c - 298

NELSEN PARTNERS
ARCHITECTS & PLANNERS

**Building 13C**

7/22/2024

| Unit Net Leasable Area Calculations | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit Design / Name | Unit Type | Net SF per unit | Unit Count Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 | Level 7 | Unit Count (total) | ANSI TYPE A UNITS | Mix | Net SF Total |
| UNITS | | | | | | | | | | | | | |
| 0 BR - STUDIO | S1 | 620 | 4 | 7 | 8 | 8 | 8 | 2 | 2 | 39 | | 12.4% | 24,180 |
| | S1A | 620 | 1 | | | | | | | 1 | 1 | 0.3% | 620 |
| | S2 | 590 | | | 1 | 1 | 1 | | | 3 | | 0.9% | 1,770 |
| | S3 | 630 | 4 | 6 | 5 | 5 | 5 | | | 25 | | 7.3% | 15,750 |
| | S4 | 620 | 2 | 2 | | | | | | 4 | | 1.2% | 2,480 |
| Total 0BR | | | 11 | 15 | 14 | 14 | 14 | 2 | 2 | 72 | 1 | 21.1% | 44,800 |
| 1BR/1BA | A1 | 700 | 11 | 16 | 16 | 16 | 16 | | | 75 | | 21.9% | 52,500 |
| | A2 | 675 | 4 | 6 | 6 | 6 | 6 | | | 28 | | 8.2% | 18,900 |
| | A3 | 605 | | | 1 | 1 | 1 | | | 3 | | 0.9% | 1,815 |
| | A4 | 795 | 2 | 2 | 2 | 2 | 2 | | | 10 | | 2.9% | 7,950 |
| | A5 | 775 | 3 | 3 | 2 | 3 | 2 | | | 13 | | 3.8% | 10,075 |
| | A5A | 775 | | | 1 | | 1 | | | 2 | 2 | 0.6% | 1,550 |
| Total 1BR/1BA | | | 20 | 27 | 28 | 28 | 28 | 0 | 0 | 131 | 2 | 38.3% | 92,790 |
| 1BR/1BA PLUS | A6+ | 750 | | | 1 | 1 | 1 | 1 | 1 | 5 | | 1.5% | 3,750 |
| | A7+ | 1,115 | | | 2 | 2 | 2 | 2 | 2 | 10 | | 2.9% | 11,150 |
| | A8+ | 775 | 5 | 5 | 8 | 8 | 8 | 3 | 3 | 40 | | 11.7% | 31,000 |
| | A9+ | 840 | 2 | 2 | 2 | 2 | 2 | | | 10 | | 2.9% | 8,400 |
| | A10+ | 845 | | | 1 | 1 | 1 | 1 | 1 | 5 | | 1.5% | 4,225 |
| | A11+ | 840 | | | | 1 | 1 | 1 | | 3 | | 0.9% | 2,520 |
| | A11+A | 840 | | | 1 | | | | 1 | 2 | 2 | 0.6% | 1,680 |
| | A12+ | 955 | | | 1 | 1 | 1 | | | 3 | | 0.9% | 2,865 |
| | A13+ | 755 | 1 | 1 | | | | | | 2 | | 0.6% | 1,510 |
| | A14+ | 750 | 1 | 1 | | | | | | 2 | | 0.6% | 1,500 |
| | A15+ | 1,010 | 1 | 1 | | | | | | 2 | | 0.6% | 2,020 |
| | A16+ | 775 | | 3 | | | | | | 3 | | 0.9% | 2,325 |
| Total 1BR/1BA PLUS | | | 10 | 13 | 16 | 16 | 16 | 8 | 8 | 87 | 2 | 25.4% | 72,945 |
| 2BR/2BA | B1 | 1,055 | 6 | 6 | 5 | 6 | 6 | | | 29 | | 8.5% | 30,595 |
| | B1A | 1,055 | | | 1 | | | | | 1 | 1 | 0.3% | 1,055 |
| Total 2BR/2BA | | | 6 | 6 | 6 | 6 | 6 | 0 | 0 | 30 | 1 | 8.8% | 31,650 |
| 2BR/2BA PLUS | B2+ | 1,250 | | | 2 | 2 | 1 | 2 | 2 | 9 | | 2.6% | 11,250 |
| | B2+A | 1,250 | | | | | 1 | | | 1 | 1 | 0.3% | 1,250 |
| | B3+ | 1,150 | | | 1 | 1 | 1 | 1 | 1 | 5 | | 1.5% | 5,750 |
| | B4+ | 1,055 | | | 1 | 1 | 1 | | | 3 | | 0.9% | 3,165 |
| | B5+ | 1,250 | 1 | 1 | | | | | | 2 | | 0.6% | 2,500 |
| | B6+ | 1,150 | 1 | 1 | | | | | | 2 | | 0.6% | 2,300 |
| Total 2BR/2BA PLUS | | | 2 | 2 | 4 | 4 | 4 | 3 | 3 | 22 | 0 | 6.4% | 26,215 |
| TOTAL BUILDING 13C | | | 49 | 63 | 68 | 68 | 68 | 13 | 13 | 342 | 6 | 100.0% | 268,400 |
| UNIT NET LEASABLE | | | 37,975 | 47,650 | 53,005 | 53,005 | 53,005 | 11,880 | 10,644 | 267,164 | | | |

| BLOCK 18C | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Studio | Studio | Studio | Studio | 1BR | Studio | Studio | Studio | 1BR | 1BR | 2BR | 2BR | |
| | 15 X 32 INLINE 480 SF | 18 X 32 INLINE 576 SF | 18 X 40 INLINE 720 SF | 21 X 32 INLINE 672 SF | 30 X 32 WRAP 712 SF | 12 X 24 INSIDE C 471 SF | 20 X 24 BRIDGE 480 SF | 21 X 24 INLINE 504 SF | 24 X 32 OUTSIDE C 768 SF | 18 X 32 LOFT 960 SF | 40 X 36 BRIDGE 1,200 SF | 42 X 33 OUTSIDE C 960 SF | TOTAL |
| FLOOR 5 | 19 | 16 | 0 | 8 | 3 | 4 | 3 | 1 | 5 | 0 | 0 | 0 | 59 |
| FLOOR 4 | 20 | 11 | 8 | 9 | 3 | 4 | 3 | 0 | 8 | 0 | 0 | 0 | 66 |
| FLOOR 3 | 20 | 11 | 8 | 9 | 3 | 4 | 3 | 0 | 8 | 0 | 0 | 0 | 66 |
| FLOOR 2 | 19 | 8 | 8 | 9 | 3 | 4 | 3 | 0 | 5 | 0 | 0 | 0 | 59 |
| FLOOR 1 | 19 | 8 | 7 | 5 | 0 | 4 | 0 | 0 | 4 | 1 | 0 | 0 | 48 |
| TOTAL | 97 | 54 | 31 | 40 | 12 | 20 | 12 | 1 | 30 | 1 | 0 | 0 | 298 |
| % | 33% | 18% | 10% | 13% | 4% | 7% | 4% | 0% | 10% | 0.3% | 0% | 0% | 100% |

| BLOCK 13B | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Studio | Studio | Studio | Studio | 1BR | Studio | Studio | Studio | 1BR | 1BR | 2BR | 2BR | |
| | 15 X 32 INLINE 480 SF | 18 X 32 INLINE 576 SF | 18 X 40 INLINE 720 SF | 21 X 32 INLINE 672 SF | 30 X 32 WRAP 712 SF | 12 X 24 INSIDE C 471 SF | 20 X 24 BRIDGE 480 SF | 21 X 24 INLINE 504 SF | 24 X 32 OUTSIDE C 768 SF | 18 X 32 LOFT 960 SF | 40 X 36 BRIDGE 1,200 SF | 42 X 33 OUTSIDE C 960 SF | TOTAL |
| FLOOR 5 | 22 | 19 | 0 | 7 | 2 | 4 | 5 | 0 | 6 | 0 | 2 | 0 | 67 |
| FLOOR 4 | 22 | 8 | 11 | 7 | 2 | 4 | 5 | 0 | 6 | 0 | 2 | 1 | 68 |
| FLOOR 3 | 22 | 8 | 11 | 7 | 2 | 4 | 5 | 0 | 6 | 0 | 2 | 1 | 68 |
| FLOOR 2 | 20 | 8 | 11 | 7 | 3 | 4 | 3 | 0 | 6 | 0 | 2 | 1 | 65 |
| FLOOR 1 | 13 | 7 | 10 | 2 | 1 | 4 | 0 | 0 | 5 | 0 | 0 | 0 | 42 |
| TOTAL | 99 | 50 | 43 | 30 | 10 | 20 | 18 | 0 | 29 | 0 | 8 | 3 | 310 |
| % | 32% | 16% | 14% | 10% | 3% | 6% | 6% | 0% | 9% | 0% | 3% | 1% | 100% |

## UTAH CITY - GROSS BUILDING TABULATIONS

| | BUILDING 13B | | | | | |
|---|---|---|---|---|---|---|
| LEVEL | RESIDENTIAL | AMENITY | CORRIDOR | SERVICE | Total | Efficiency |
| 5th Floor | 40,647 | 2,099 | 5,785 | 2,750 | 51,281 | 83% |
| 4th Floor | 44,098 | 1,169 | 5,792 | 2,599 | 53,658 | 84% |
| 3rd Floor | 44,056 | 1,228 | 5,808 | 2,667 | 53,759 | 84% |
| 2nd Floor | 43,157 | 1,228 | 5,602 | 2,576 | 52,563 | 84% |
| 1st Floor | 27,488 | 13,679 | 4,254 | 4,978 | 50,399 | 82% |
| TOTAL | 199,446 | 19,403 | 27,241 | 15,570 | 261,660 | 84% |

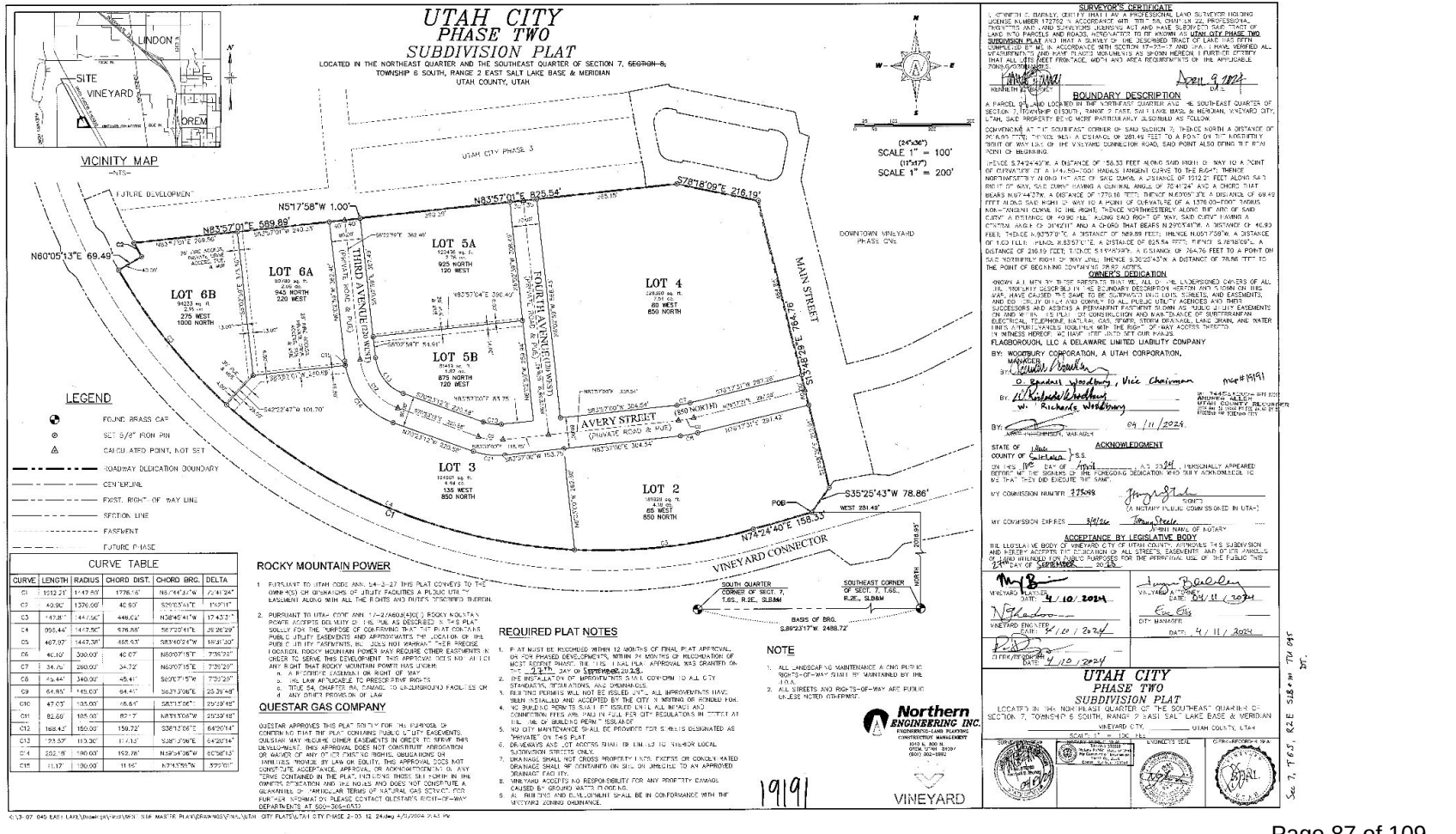
## UTAH CITY - GROSS BUILDING TABULATIONS

| | BUILDING 18C | | | | | |
|---|---|---|---|---|---|---|
| LEVEL | RESIDENTIAL | AMENITY | CORRIDOR | SERVICE | Total | Efficiency |
| 5th Floor | 35,546 | 4,708 | 5,041 | 1,943 | 47,238 | 85% |
| 4th Floor | 40,688 | 841 | 5,412 | 2,361 | 49,302 | 84% |
| 3rd Floor | 41,332 | 852 | 5,390 | 1,711 | 49,285 | 86% |
| 2nd Floor | 37,439 | 844 | 5,019 | 1,914 | 45,216 | 85% |
| 1st Floor | 30,599 | 7,908 | 4,934 | 3,394 | 46,835 | 82% |
| TOTAL | 185,604 | 15,153 | 25,796 | 11,323 | 237,876 | 85% |

UTAHCITY

# Plats

- Phase 1 - redesign in process
- Phase 2 (block 4 included)- recorded
- Phase 3 (block 13c included) - recorded
- Phase 4 (block 13b & 18c included) - submitted

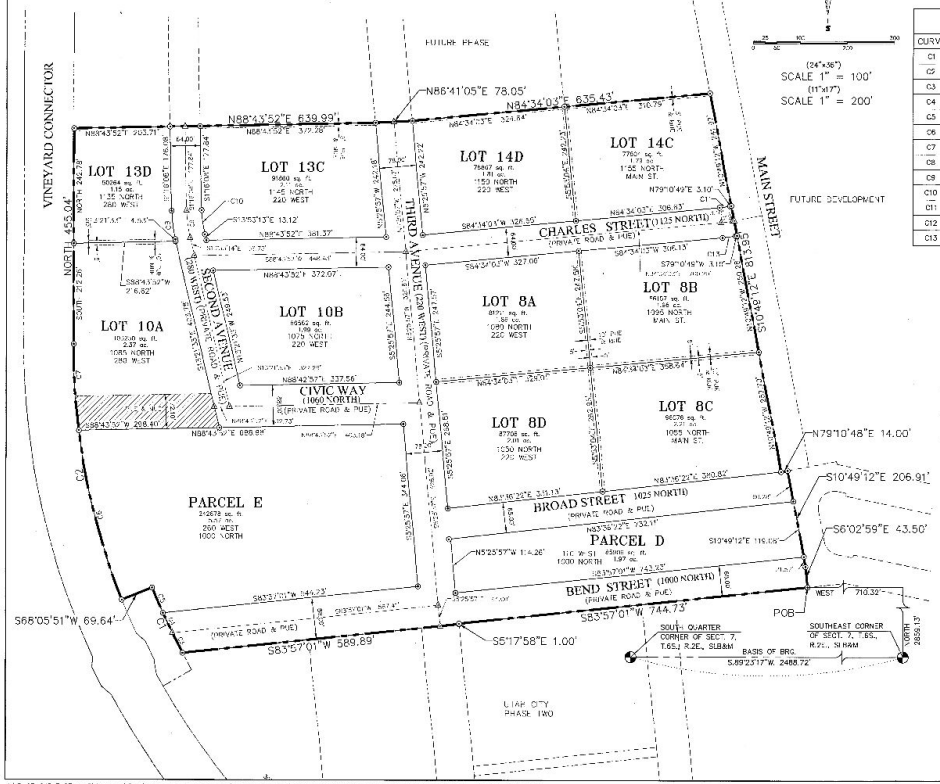

UTAH CITY
PHASE TWO
SUBDIVISION PLAT
LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH
VICINITY MAP
-NTS-
SITE
VINEYARD
LINDON
OREM
LEGEND
FOUND BRASS CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
ROADWAY DEDICATION BOUNDARY
CENTERLINE
EXIST. RIGHT OF WAY LINE
SECTION LINE
EASEMENT
FUTURE PHASE
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA
C1 | 1012.21' | 1147.50' | 1776.16' | N87°44'37"W | 72°41'24"
C2 | 49.90' | 1376.00' | 49.90' | S29°03'41"E | 1°40'11"
C3 | 147.81' | 1447.50' | 446.04' | N38°46'41"W | 17°43'31"
C4 | 995.44' | 1447.50' | 976.88' | S87°28'41"E | 39°26'29"
C5 | 467.07' | 1447.38' | 465.63' | S83°40'24"W | 18°29'50"
C6 | 46.10' | 300.00' | 46.07' | N89°07'15"E | 7°36'23"
C7 | 34.76' | 260.00' | 34.72' | N89°07'15"E | 7°39'29"
C8 | 49.44' | 340.00' | 49.41' | S89°07'15"W | 7°39'29"
C9 | 64.86' | 145.00' | 64.31' | S83°37'06"E | 25°37'48"
C10 | 47.03' | 105.00' | 46.64' | S83°15'06"E | 25°39'48"
C11 | 82.69' | 105.00' | 80.57' | N83°36'06"W | 25°39'48"
C12 | 168.42' | 150.00' | 159.72' | S36°13'06"E | 64°20'14"
C13 | 73.53' | 113.30' | 72.13' | S38°37'08"E | 64°20'14"
C14 | 282.16' | 180.00' | 192.78' | N59°34'06"W | 89°48"
C15 | 11.17' | 180.00' | 11.16' | N74°57'57"W | 3°33'01"
ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(C), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT OF WAY;
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS;
c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES; OR
d. ANY OTHER PROVISION OF LAW.
QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
REQUIRED PLAT NOTES
1. IT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE, THE LOT FINAL PLAT APPROVAL WAS GRANTED ON SEPTEMBER 20 23.
2. THE INSTALLATION OF IMPROVEMENTS SHALL COMPLY TO ALL CITY STANDARDS, SPECIFICATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY, A MEETING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO REVIEW LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES, EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
NOTE
1. ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE H.O.A.
2. ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
Northern ENGINEERING INC.
ENGINEERING • LAND PLANNING
CONSTRUCTION MANAGEMENT
1800 S. 800 W.
OREM, UTAH 84097
(801) 362-5602
VINEYARD
1919
DOWNTOWN VINEYARD PHASE ONE
UTAH CITY PHASE 3
FUTURE DEVELOPMENT
MAIN STREET
THIRD AVENUE (PRIVATE ROAD & PUE)
FOURTH AVENUE (PRIVATE ROAD & PUE)
AVERY STREET (PRIVATE ROAD & PUE)
VINEYARD CONNECTOR
LOT 1 (2.26 ac. ft. 98,446 sq. ft.)
LOT 2 (3.81 ac. ft. 165,928 sq. ft.)
LOT 3 (2.43 ac. ft. 105,901 sq. ft.)
LOT 4 (5.49 ac. ft. 239,200 sq. ft.)
LOT 5A (2.36 ac. ft. 102,836 sq. ft.)
LOT 5B (2.43 ac. ft. 105,901 sq. ft.)
LOT 6A (2.26 ac. ft. 98,446 sq. ft.)
LOT 6B (2.16 ac. ft. 94,223 sq. ft.)
POB
BASIS OF BRG. S.89°23'17"W. 2488.72'
SOUTH QUARTER CORNER OF SECT. 7, T.6S., R.2E., SLB&M
SOUTHEAST CORNER OF SECT. 7, T.6S., R.2E., SLB&M
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
FLAGBOROUGH, LLC A DELAWARE LIMITED LIABILITY COMPANY
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
UTAH CITY
PHASE TWO
SUBDIVISION PLAT
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH
SURVEYOR'S SEAL
ENGINEER'S SEAL
RECORDER'S SEAL
Sec 7, T6S, R2E SLB+M 170 095
Ent.

# UTAH CITY
## PHASE THREE
## SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN UTAH COUNTY, UTAH




VICINITY MAP
-NTS




(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 152.00' | 1376.00' | 151.92' | N25°02'43"W | 6°19'45" |
| C2 | 552.80' | 1447.50' | 549.40' | N10°56'26"W | 21°52'52" |
| C3 | 47.19' | 1376.00' | 47.19' | S27°13'39"E | 1°57'54" |
| C4 | 45.60' | 1376.00' | 45.60' | S25°16'29"E | 1°54'26" |
| C5 | 58.21' | 1376.00' | 58.20' | N23°05'34"W | 2°25'25" |
| C6 | 369.91' | 1447.50' | 368.90' | N14°33'37"W | 14°38'30" |
| C7 | 182.89' | 1447.50' | 182.77' | N3°37'11"W | 7°14'22" |
| C8 | 62.67' | 297.00' | 62.56' | S7°16'51"E | 12°05'25" |
| C9 | 58.33' | 265.00' | 58.24' | S7°34'41"E | 12°37'06" |
| C10 | 51.31' | 233.00' | 51.21' | S7°34'41"E | 12°37'00" |
| C11 | 21.81' | 233.00' | 21.90' | N81°52'26"E | 5°23'15" |
| C12 | 24.97' | 266.00' | 24.91' | N81°52'26"E | 5°23'15" |
| C13 | 27.93' | 297.00' | 27.92' | S81°52'26"W | 5°23'15" |

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ROADWAY DEDICATION BOUNDARY
- CENTERLINE
- EXIST. RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- FUTURE PHASE

NOTE:
IN ACCORDANCE WITH SECTION 3.06.010 OF THE REVISED ORDINANCES OF VINEYARD CITY, ALL PRIVATE ROADS SHALL BE AVAILABLE FOR PUBLIC USE AT ALL TIMES

9/16/2003

Northern ENGINEERING INC.
ENGINEERING-LAND PLANNING
DEVELOPMENT MANAGEMENT
1010 E. 200 S.
OREM, UT 84097
(801) 802-9592

VINEYARD

SHEET 1 OF 2

### SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS AND ROADS, HEREAFTER TO BE KNOWN AS UTAH CITY PHASE THREE SUBDIVISION PLAT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

KENNETH E. BARNEY

May 9, 2024
DATE

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, VINEYARD CITY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 2656.13 FEET; THENCE WEST A DISTANCE OF 710.32 FEET TO THE REAL "POINT OF BEGINNING"

THENCE S83°57'01"W, A DISTANCE OF 744.73 FEET; THENCE S.05°17'58"E. A DISTANCE OF 1.00 FOOT; THENCE S.83°57'01"W. A DISTANCE OF 589.89 FEET TO A POINT OF CURVATURE OF A 1376.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°19'45" AND A CHORD THAT BEARS N.25°02'43"W. A DISTANCE OF 151.92 FEET; THENCE S.68°05'51"W. A DISTANCE OF 69.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BE A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 552.80 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 21°52'52" AND A CHORD THAT BEARS N.10°56'26"W. A DISTANCE OF 549.40 FEET; THENCE NORTH A DISTANCE OF 455.04 FEET ALONG SAID RIGHT OF WAY; THENCE N.89°43'52"E. A DISTANCE OF 639.99 FEET; THENCE N.86°41'05"E. A DISTANCE OF 78.05 FEET; THENCE N.84°34'03"E. A DISTANCE OF 635.43 FEET; THENCE S.00°16'32"E. A DISTANCE OF 813.95 FEET; THENCE N.79°10'48"E. A DISTANCE OF 14.00 FEET; THENCE S.10°49'12"E. A DISTANCE OF 206.91 FEET; THENCE S.06°02'59"E. A DISTANCE OF 43.50 FEET TO THE POINT OF BEGINNING

CONTAINING 33.16 ACRES

SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION AND ACKNOWLEDGEMENT

### ADMINISTRATIVE LAND USE AUTHORITY

THE ADMINISTRATIVE LAND USE AUTHORITY OF VINEYARD CITY, UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 5th DAY OF MAY, A.D. 2024

VINEYARD ATTORNEY — DATE: 05/10/2024
VINEYARD PLANNER — DATE: 5/9/2024
CITY MANAGER — DATE: 5/10/2024
VINEYARD ENGINEER — DATE: 5/10/2024
CLERK/RECORDER — DATE: 5/9/24

FEE $0.00 PAID
ENTRY NO. _____
STATE OF UTAH, COUNTY OF UTAH, AND RECORDED
DEPUTY

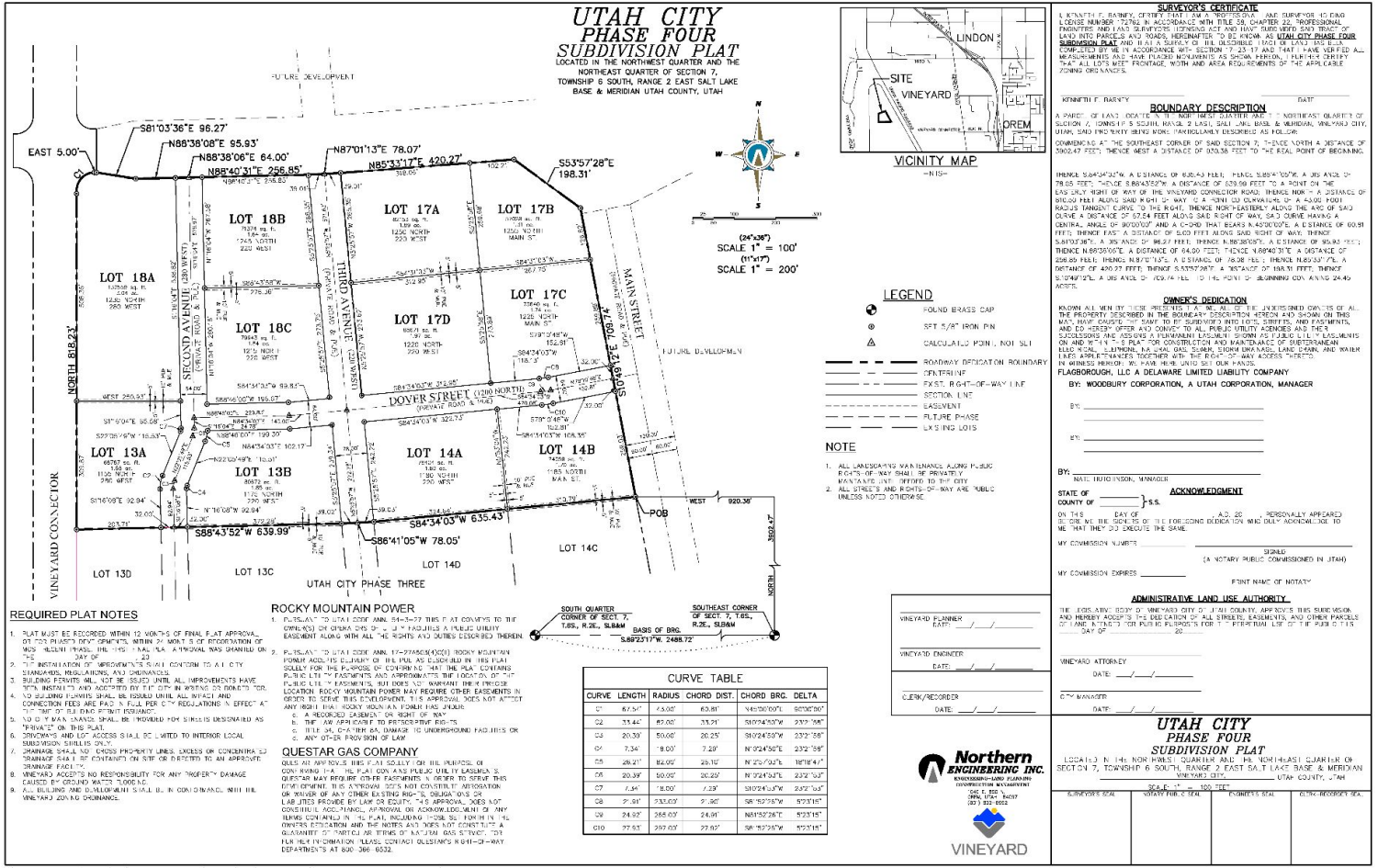
# UTAH CITY
## PHASE THREE
## SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

N.V.W.U.A. SEAL | NOTARY PUBLIC SEAL | ENGINEER'S SEAL | CLERK-RECORDER SEAL

Sec. 7, T.6S, R.2E, S.L.B.&M. 716.695.25'




## VICINITY MAP




## SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SURVEYED SAID TRACT OF LAND INTO PARCELS AND ROADS, HEREINAFTER TO BE KNOWN AS **UTAH CITY PHASE FOUR SUBDIVISION PLAT** AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

KENNETH E. BARNEY _____ DATE

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, VINEYARD CITY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 3902.47 FEET; THENCE WEST A DISTANCE OF 920.38 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.84°34'03"W. A DISTANCE OF 635.43 FEET; THENCE S.86°41'05"W. A DISTANCE OF 78.05 FEET; THENCE S.88°43'52"W. A DISTANCE OF 639.99 FEET TO A POINT ON THE EAST LINE OF RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 818.23 FEET ALONG SAID RIGHT OF WAY TO A POINT ON CURVATURE OF A 43.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID RIGHT OF WAY; THENCE S.81°03'36"E. A DISTANCE OF 96.27 FEET; THENCE N.88°38'08"E. A DISTANCE OF 95.93 FEET; THENCE N.88°38'06"E. A DISTANCE OF 64.00 FEET; THENCE N.88°40'31"E. A DISTANCE OF 256.85 FEET; THENCE N.87°01'13"E. A DISTANCE OF 78.08 FEET; THENCE N.85°33'17"E. A DISTANCE OF 420.27 FEET; THENCE S.53°57'28"E. A DISTANCE OF 198.31 FEET; THENCE S.37°09'49"E. A DISTANCE OF 709.74 FEET TO THE POINT OF BEGINNING CONTAINING 24.45 ACRES.

## OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT OF WAY ACCESS THERETO.

IN WITNESS HEREOF, WE HAVE HEREUNTO SET OUR HANDS.

**FLAGBOROUGH, LLC A DELAWARE LIMITED LIABILITY COMPANY**

BY: WOODBURY CORPORATION, A UTAH CORPORATION, MANAGER

BY: _____

ITS: _____

BY: _____

NATE HUTCHINSON, MANAGER

## ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____

_____
SIGNED
(A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____

_____
PRINT NAME OF NOTARY

## ADMINISTRATIVE LAND USE AUTHORITY

THE LEGISLATIVE BODY OF VINEYARD CITY, UTAH COUNTY, APPROVES THIS SUBDIVISION AND PUBLIC ACCEPTANCE OF THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

VINEYARD PLANNER
DATE: ___/___/___

VINEYARD ENGINEER
DATE: ___/___/___

VINEYARD ATTORNEY
DATE: ___/___/___

CLERK/RECORDER
DATE: ___/___/___

CITY MANAGER
DATE: ___/___/___

## REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE, IRE THIS FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY OR IN WRITING BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES, EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER CONDITIONS.
9. ALL BUILDING AND OUTBUILDINGS SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERA OPERATOR OF SUCH FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THE PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT OF WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

## QUESTAR GAS COMPANY

QGC HAS APPROVED THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800 366 8532.

## CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 67.54' | 43.00' | 60.81' | N45°00'00"E | 90°00'00" |
| C2 | 33.44' | 82.00' | 33.21' | S10°24'50"W | 23°22'58" |
| C3 | 20.39' | 50.00' | 20.25' | S10°24'50"W | 23°22'58" |
| C4 | 7.34' | 18.00' | 7.29' | N10°24'50"E | 23°22'58" |
| C5 | 26.21' | 82.00' | 26.10' | N13°05'03"E | 18°18'47" |
| C6 | 20.39' | 50.00' | 20.25' | N10°24'50"E | 23°22'58" |
| C7 | 7.34' | 18.00' | 7.29' | S10°24'50"W | 23°22'58" |
| C8 | 21.91' | 733.00' | 21.90' | S8°16'26"W | 1°42'16" |
| C9 | 24.92' | 268.00' | 24.91' | N81°52'26"E | 5°19'15" |
| C10 | 77.51' | 297.00' | 77.27' | S8°16'26"W | 1°42'16" |

Northern ENGINEERING INC.
ENGINEERING • LAND PLANNING
CONSTRUCTION MANAGEMENT
540 E. 800 N.
OREM, UTAH 84097
(801) 226-0852

VINEYARD

## UTAH CITY
## PHASE FOUR
## SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
VINEYARD CITY, _____ UTAH COUNTY, UTAH
SCALE: 1" = 100' FEET

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | ENGINEER'S SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |







VINEYARD PLANNING COMMISSION STAFF REPORT

**Meeting Date:** August 7, 2024
**Agenda Item:** Vineyard Fire Station #35
**Department:** Community Development Department
**Presenter:** Morgan Brim

---

**Background/Discussion:**
Vineyard City has been working with Home Center Construction on identifying a location for a proposed fire station to be located within Vineyard City boundaries. The proposed site is on the corner of Keaki Wood Drive and 80 S in the Cottonwoods Neighborhood. The main structure is designed similarly to the Princeton Plan that Home Center has built throughout the city. It consists of a 3-car garage as well as a detached garage to house the fire apparatus. It is intended that this fire station will house 6 new firefighters with the potential to grow.

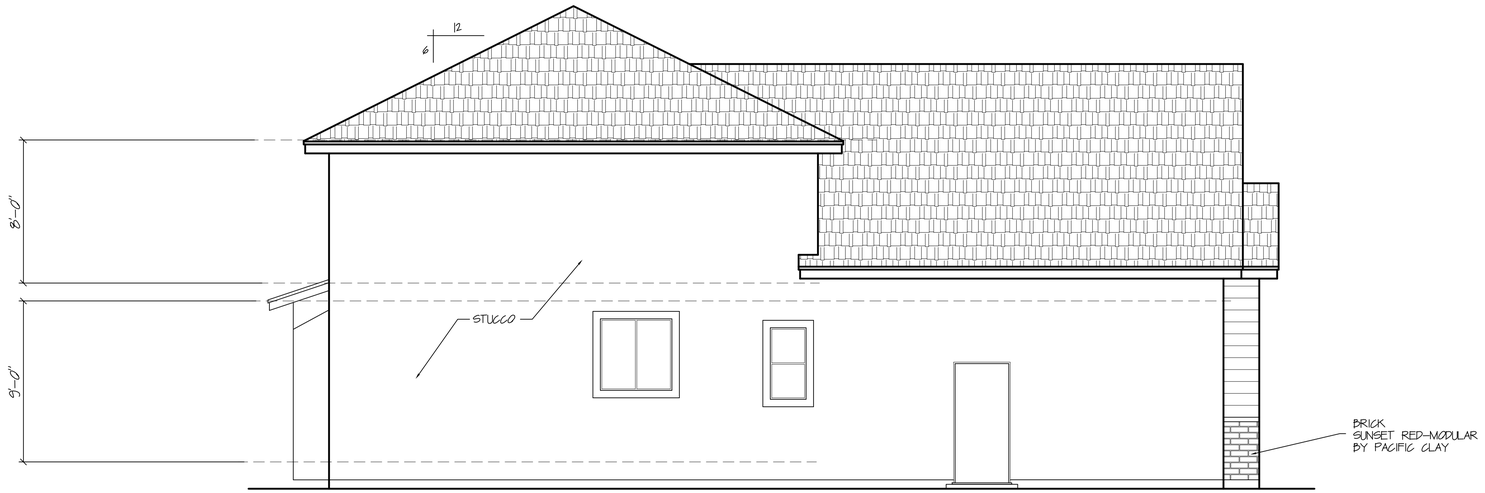
A safety plan is needed prior to site plan approval to ensure that any emergency response will not negatively impact the surrounding properties or street.

**Fiscal Impact:**

**Recommendation:**

**Sample Motion:**
No motion may be made.

**Attachments:**
1. Fire Station Plans
2. Fire Station Landscaping




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




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

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

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

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

## ELEVATION NOTES

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

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

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

EXTERIOR SIDING SHALL COMPLY WITH R703.3.

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

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

# VINEYARD FIRE STATION

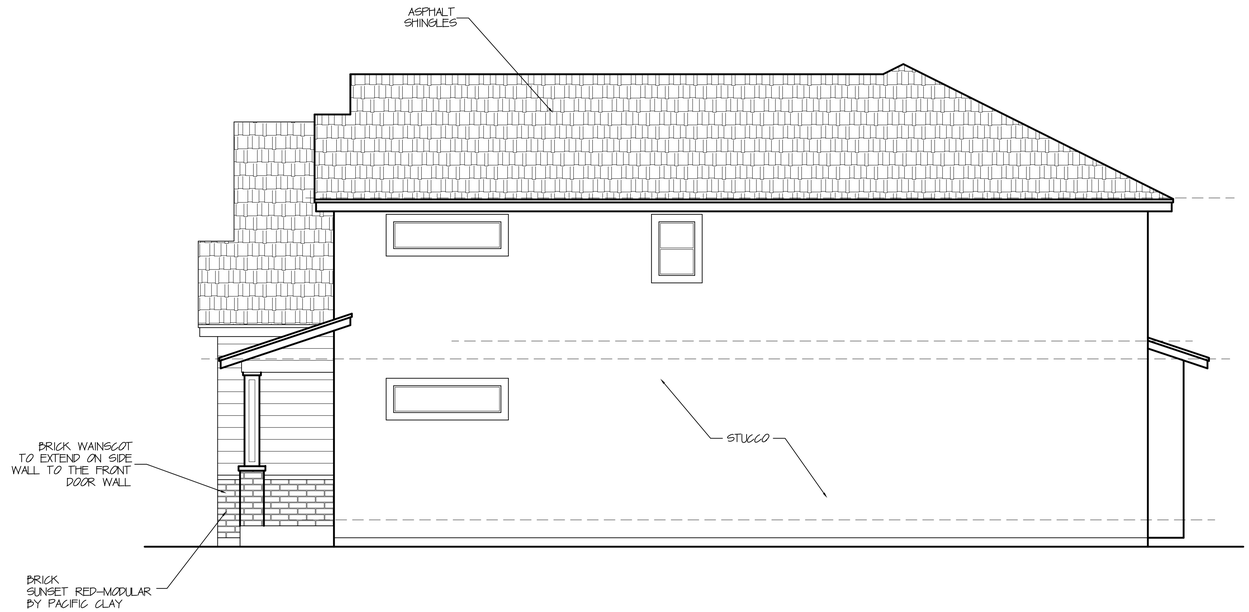
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2024

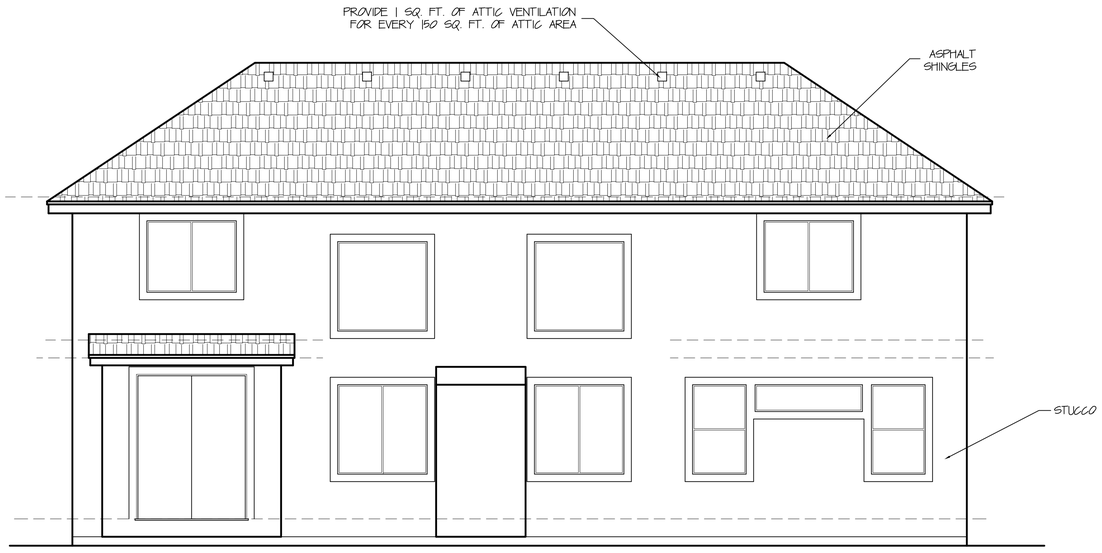
SCALE
NOTED

JOB NO.
PRINCETON PLAN

SHEET




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




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

## ELEVATION NOTES

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

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

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

EXTERIOR SIDING SHALL COMPLY WITH R703.3.

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

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION

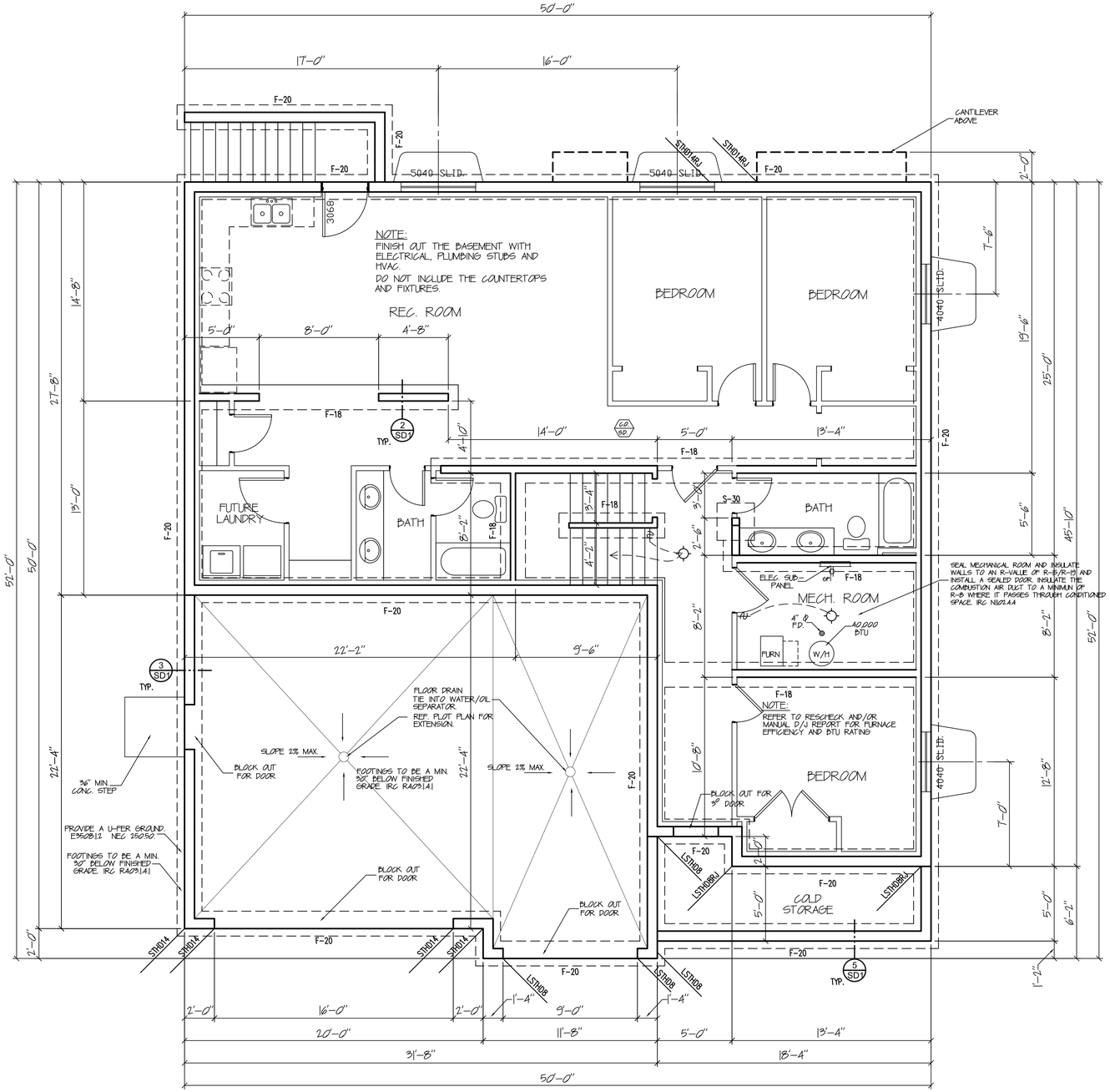
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2014

SCALE
NOTED

JOB NO.
PRINCETON PLAN

SHEET
2




## FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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

9'-0 BASEMENT

### FOUNDATION AND BASEMENT NOTES

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

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

AS PER SEISMIC DESIGN CATEGORIES C, $D_0$, $D_1$, AND $D_2$, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

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

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

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

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

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

### GENERAL FINISH NOTES

PROVIDE LVP IN ALL HALLWAYS AND COMMON AREAS.

PROVIDE LVT IN BATHROOMS IN LIEU OF TILES.

ALL STAIRS TO BE LVP, NO CARPET.

PROVIDE CARPET IN ALL BEDROOMS.

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

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

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

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

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

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

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

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

**HOLDOWN SCHEDULE:**

| HOLDOWN | MIN. POST SIZE (FULL HT. KING POST) | MIN. BOLT SIZE: STEM WALL | MIN. BOLT SIZE: SLAB ON GRADE |
|---|---|---|---|
| LSTHD8/ LSTHD8RJ | 4X4 OR (2) 2X4 | NA (EMBED STRAP 8") | NA (EMBED STRAP 8") |
| STHD10/ STHD10RJ | 4X4 OR (2) 2X4 | NA (EMBED STRAP 10") | NA (EMBED STRAP 10") |
| STHD14/ STHD14RJ | 4X4 OR (2) 2X4 | NA (EMBED STRAP 14") | USE HTT5 OR HDU5 W/PAB5 |
| HTT5 AND HDU5 | 4X4 OR (2) 2X4 | SB5/8X24 | PAB5 |
| HDU8 | 4X6 OR (2) 2X6 | SB7/8X24 | SSTB28 |
| HDU11 | 6X6 | SB1X30 OR PAB8 (SEE PLAN) | SB1X30 OR PAB8 (SEE PLAN) |
| HDU14 | 6X6 | SB1X30 OR PAB8 (SEE PLAN) | SB1X30 OR PAB8 (SEE PLAN) |

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

**FOOTING, FOUNDATION AND CONCRETE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**FOUNDATION SCHEDULE**

3,000 PSI CONCRETE — 60,000 PSI STEEL

| MAXIMUM WALL HEIGHT FROM T.O. FOOTING | TOP EDGE SUPPORT | MIN. WALL WIDTH | VERTICAL WALL REINF. SIZE | VERTICAL WALL REINF. SPACING | HORIZONTAL WALL REINF. SIZE | HORIZONTAL WALL REINF. SPACING | MIN. WALL FOOTING SIZE AND REINF. WIDTH | MIN. WALL FOOTING SIZE AND REINF. REINFORCING | NOTES | SILL PLATE J-BOLTS, U.N.O., SEE PLAN[5] (MIN. 7" EMBEDMENT) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2'-0" TO 4'-0" | NONE | 8" | #4 | 32" O.C. | #4 | 14" O.C. | SEE PLAN | | | ⅝" X 10" @ 32" O.C. |
| 4'-1" TO 5'-0" | NONE | 8" | #4 | 14" O.C. | #4 | 12" O.C. | 36"[4] | (4) #4 X CONT | SEE NOTE #4 BELOW | ⅝" X 10" @ 32" O.C. |
| 5'-1" TO 6'-0" | NONE | 8" | #4 | 14" O.C. | #4 | 12" O.C. | 42"[4] | (5) #4 X CONT | SEE NOTE #4 BELOW | ⅝" X 10" @ 32" O.C. |
| 6'-1" TO 7'-0" | NONE | 8" | #4 | 12" O.C. | #4 | 12" O.C. | 48"[4] | (6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE | SEE NOTE #4 BELOW | ⅝" X 10" @ 32" O.C. |
| 7'-1" TO 8'-0" | FLOOR | 8" | #4 | 24" O.C. | #4 | 18" O.C. | SEE PLAN | | | ⅝" X 10" @ 32" O.C. |
| 8'-1" TO 9'-0" | FLOOR | 8" | #4 | 16" O.C. | #4 | 18" O.C. | SEE PLAN | | | ⅝" X 10" @ 32" O.C. |
| 9'-1" TO 10'-0" | FLOOR | 8" | #4 | 12" O.C. | #4 | 12" O.C. | 24" | (3) #4 X CONT | USE MIN F-24 FOOTING | ⅝" X 10" @ 24" O.C. |
| 10'-1" TO 11'-0" | FLOOR | 8" | #4 | 8" O.C. | #4 | 12" O.C. | 30" | (3) #4 X CONT | USE MIN F-30 FOOTING | ⅝" X 10" @ 24" O.C. |
| 11'-1" TO 12'-0"[7] | FLOOR | 8" | #4 | 4" O.C. | #4 | 12" O.C. | 36" | (4) #4 X CONT | USE MIN F-36 FOOTING | ⅝" X 10" @ 24" O.C.[6] |
| > 12'-0"+ | REQ. ENG. | – | – | – | – | – | – | – | CONTACT YORK ENGR. | REQUIRES ENG. |

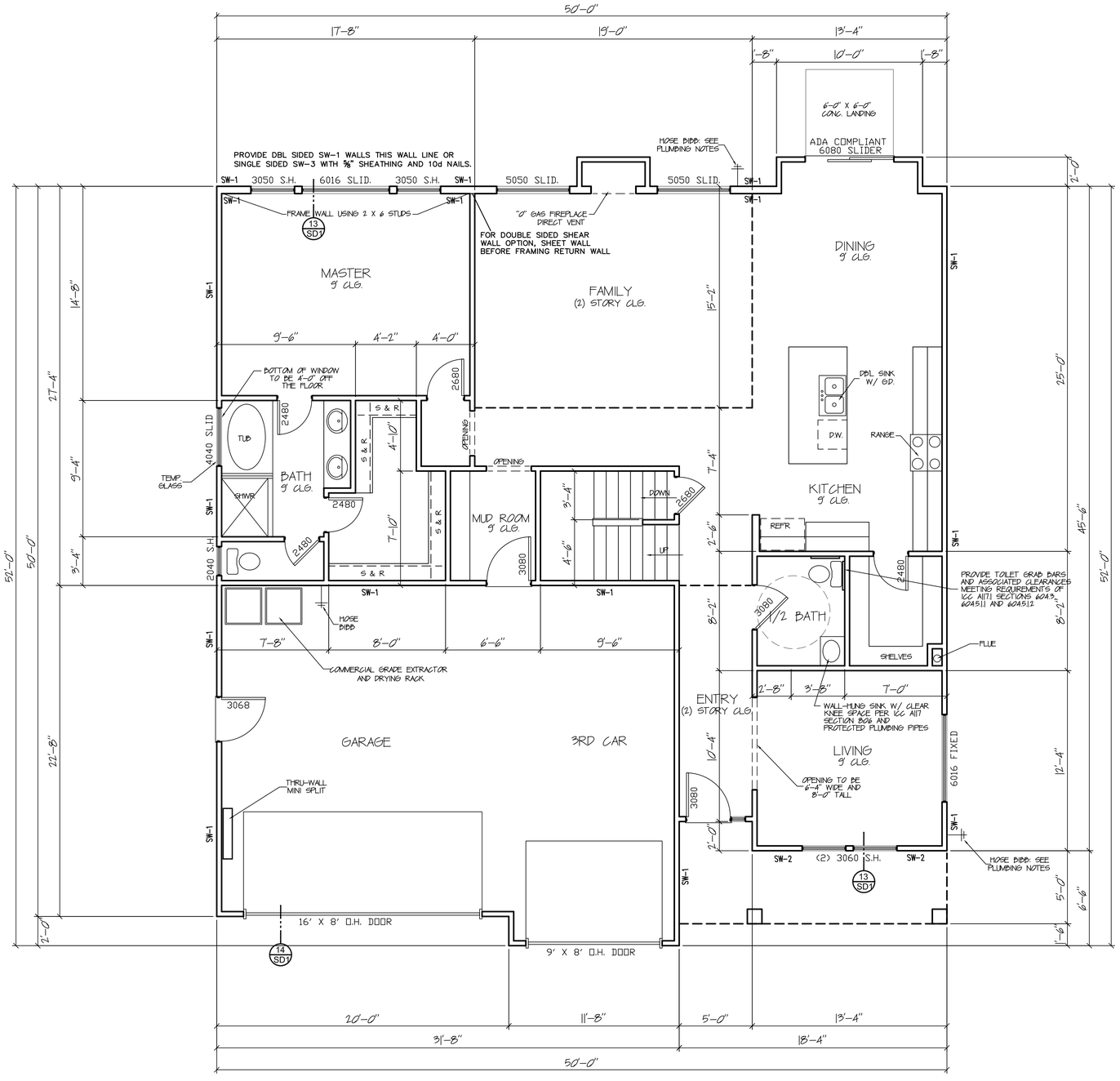
NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

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

DATE
MAY 2024
SCALE
NOTED
JOB NO.
PRINCETON PLAN
SHEET
3




## MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

1716 SQ. FT.
2960 TOTAL SQ. FT.

### FLOOR PLAN NOTES

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

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT

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

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

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

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

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

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

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

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

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

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

BLOWER DOOR TEST IS REQUIRED AT FINAL.

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

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

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

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

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

### GENERAL FINISH NOTES

PROVIDE LVP IN ALL HALLWAYS AND COMMON AREAS.

PROVIDE LVT IN BATHROOMS IN LIEU OF TILES.

ALL STAIRS TO BE LVP, NO CARPET.

PROVIDE CARPET IN ALL BEDROOMS.

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

**SHEAR WALL NOTES**

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

**SHEAR WALL SCHEDULE**

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

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

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION

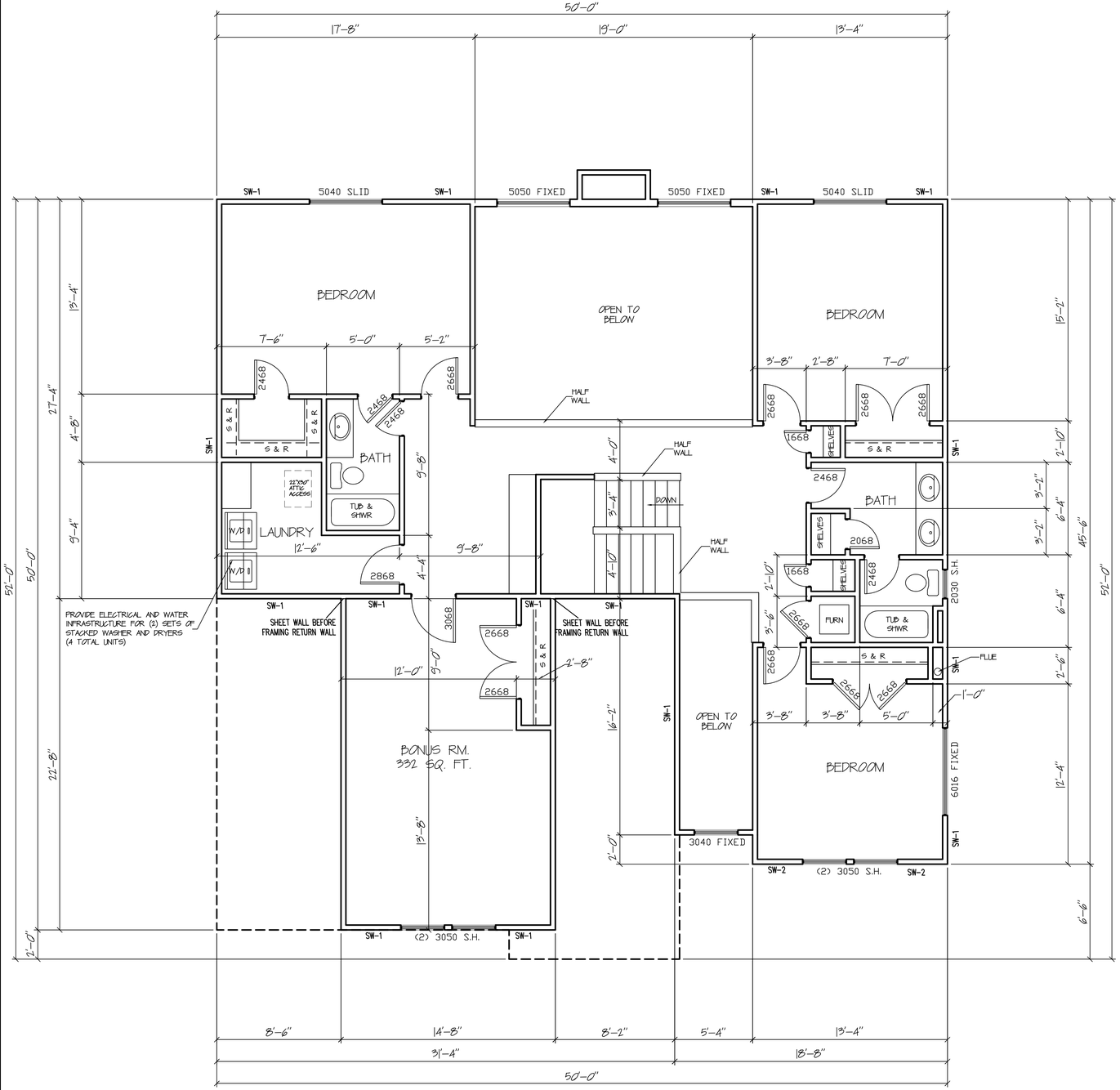
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2021

SCALE
NOTED

JOB NO.
PRINCETON PLAN

SHEET
4




## UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

1244 SQ. FT.
2960 TOTAL SQ. FT.
(+332 SQ. FT. FOR BONUS ROOM)

### FLOOR PLAN NOTES

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

VENT DRYER TO OUTSIDE W/ MIN. 4" VENT.

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

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

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

### GENERAL FINISH NOTES

PROVIDE LVP IN ALL HALLWAYS AND COMMON AREAS.

PROVIDE LVT IN BATHROOMS IN LIEU OF TILES.

ALL STAIRS TO BE LVP, NO CARPET.

PROVIDE CARPET IN ALL BEDROOMS.

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

**SHEAR WALL NOTES**

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

**SHEAR WALL SCHEDULE**

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

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

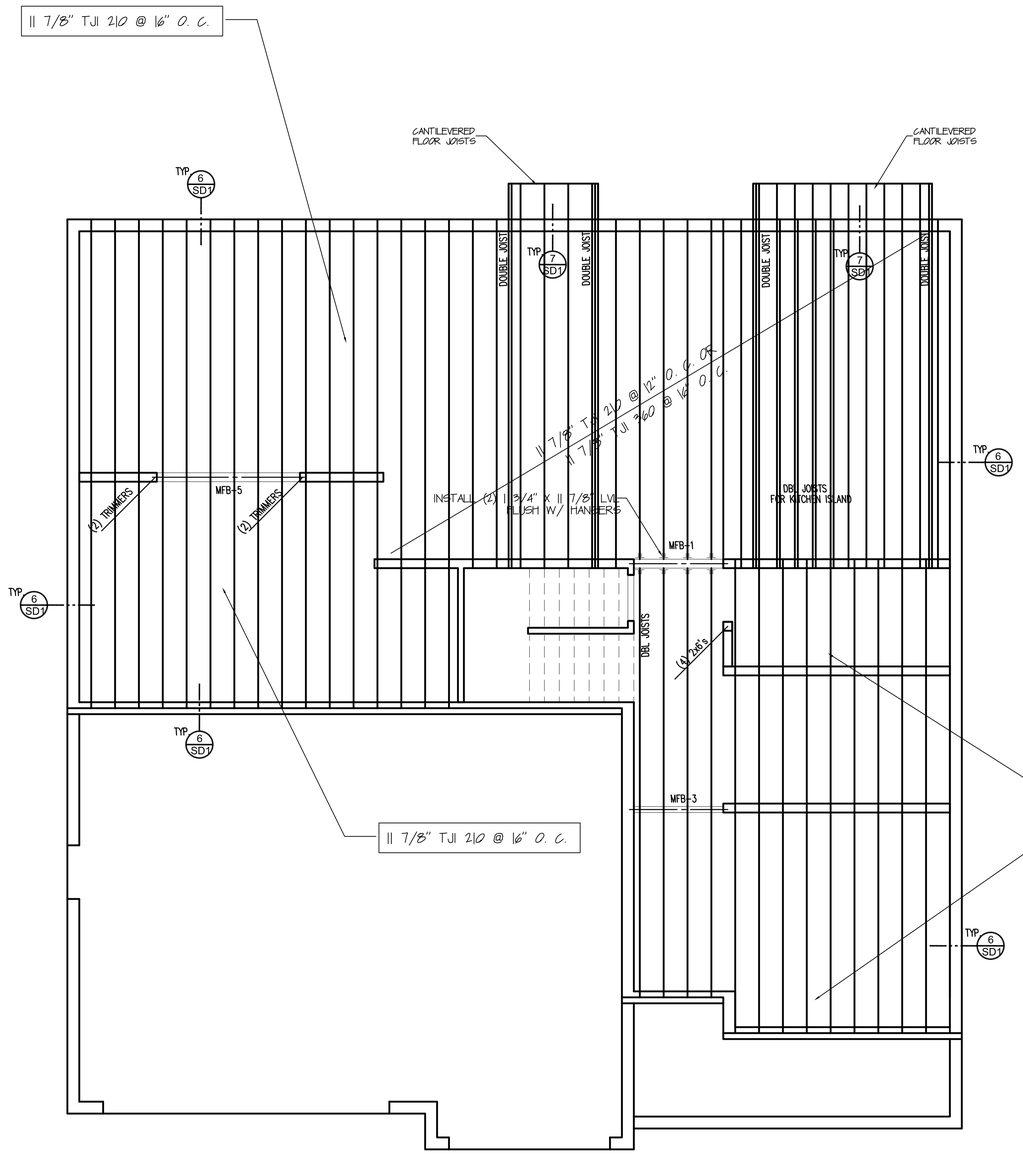
2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

# VINEYARD FIRE STATION

LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

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




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

CS16 FLOOR TIE STRAPS

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

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

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

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

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

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

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

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

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

MAIN FLOOR BEAM SCHEDULE:

| | |
|---|---|
| MFB-1 | (2) 1 ¾" X 11 ⅞" LVL |
| MFB-2 | NOT USED |
| MFB-3 | (2) 2 X 8 |
| MFB-4 | NOT USED |
| MFB-5 | (2) 1 ¾" X 11 ⅞" LVL |

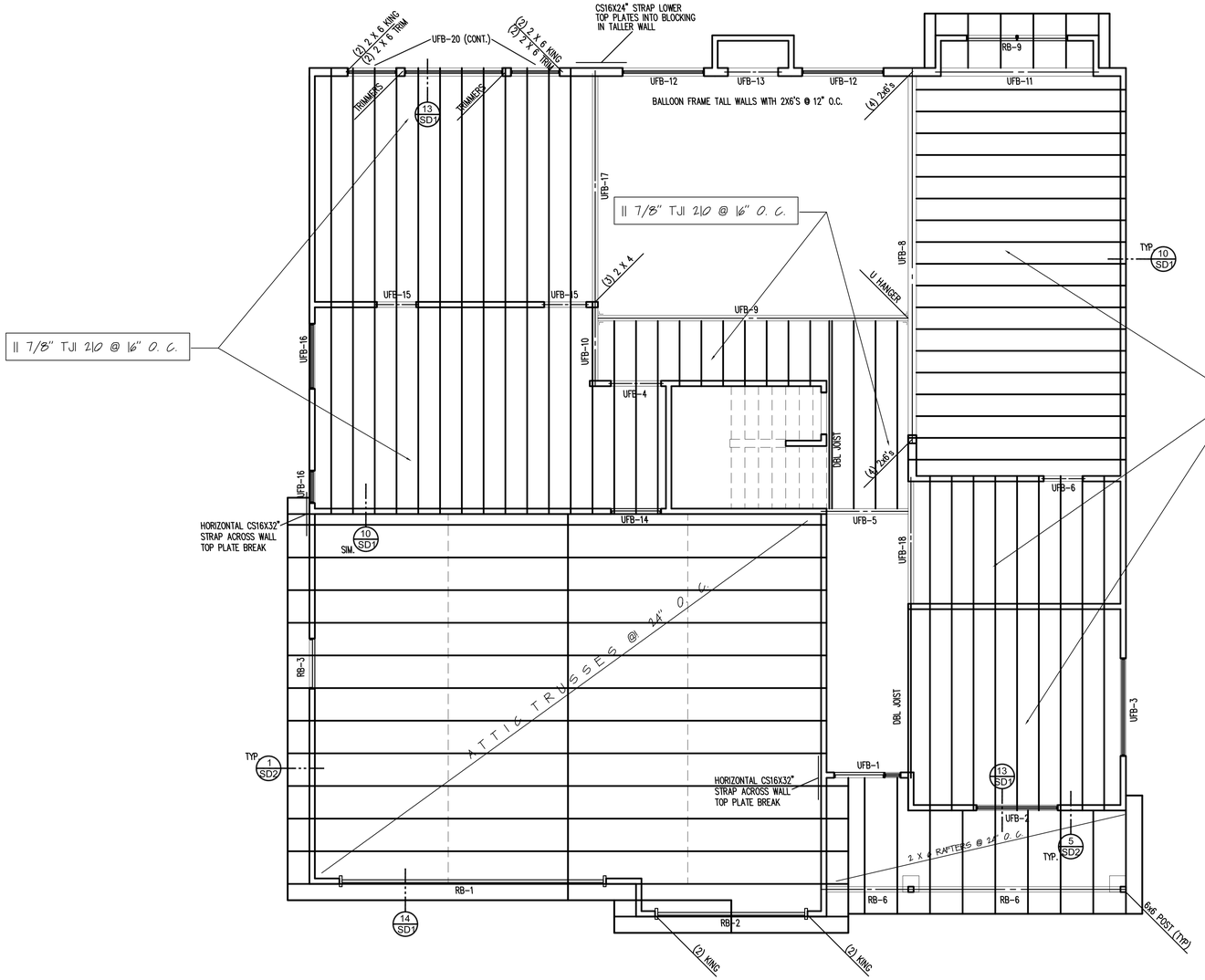
2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

# VINEYARD FIRE STATION

LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2024
SCALE
NOTED
JOB NO.
PRINCETON PLAN
SHEET
6




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

CS16 FLOOR TIE STRAPS

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

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

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

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

UPPER FLOOR BEAM SCHEDULE:

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

ROOF BEAM SCHEDULE:

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

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

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

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

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

FRAMING NOTES

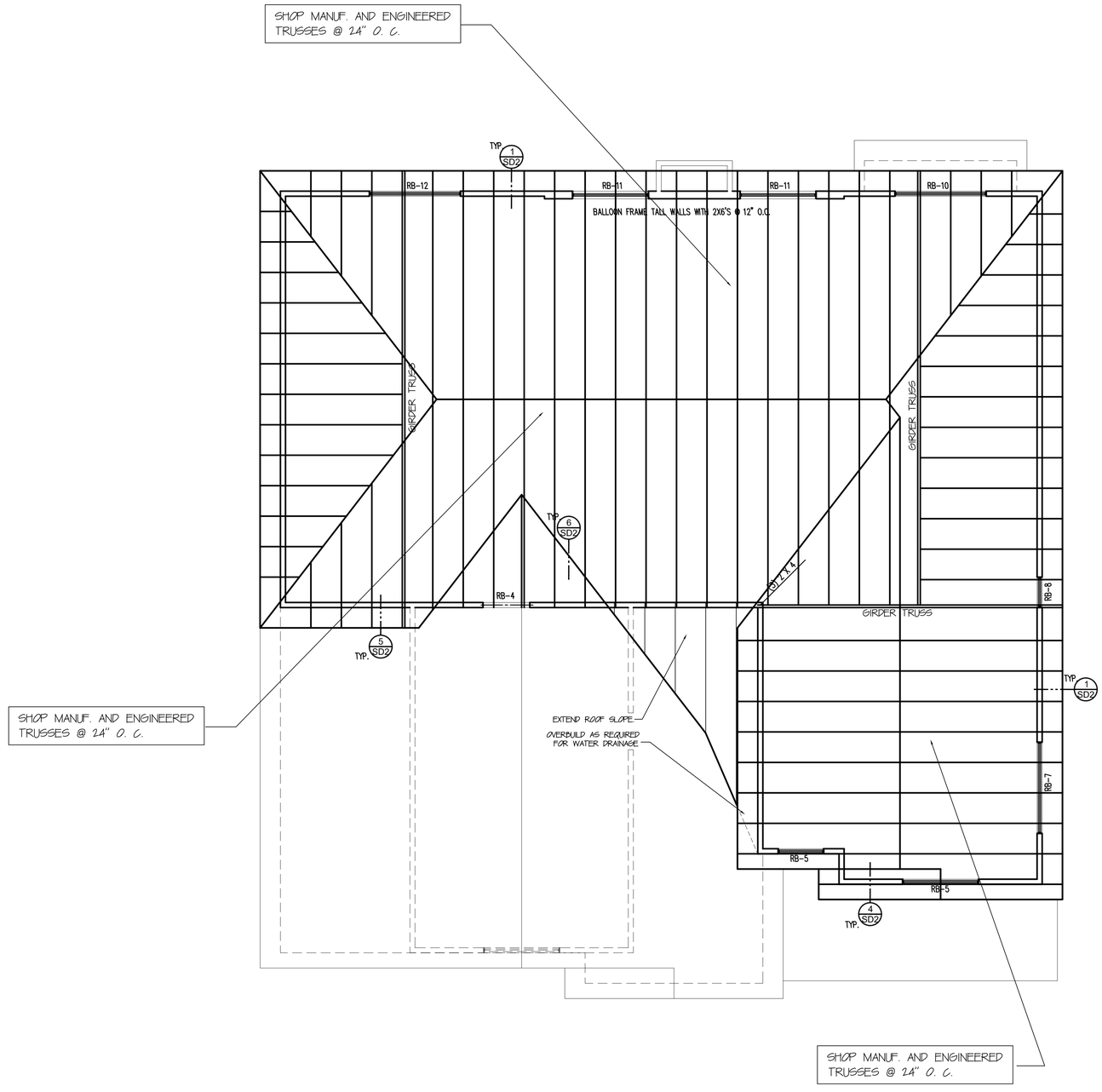
1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

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

DATE
MAY 2024
SCALE
NOTED
JOB NO.
PRINCETON PLAN
SHEET
7




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

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

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

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

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

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

ROOF BEAM SCHEDULE:

| | |
|---|---|
| RB-1 | (2) 1 ¾" X 11 ⅞" LVL |
| RB-2 | (2) 2 X 10 |
| RB-3 | (2) 2 X 6 |
| RB-4 | (2) 2 X 6 |
| RB-5 | (2) 2 X 6 |
| RB-6 | (3) 2 X 10 |
| RB-7 | (2) 2 X 10 |
| RB-8 | (2) 2 X 8 |
| RB-9 | (2) 2 X 6 |
| RB-10 | (2) 1 ¾" X 7 ¼" LVL |
| RB-11 | (2) 2 X 10 |
| RB-12 | (2) 1 ¾" X 7 ¼" LVL |

TRUSS/ GIRDER CONNECTION

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

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

HEADER TO TRIMMER/KING STUD CONNECTION

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

DESIGN CRITERIA

| | | | |
|---|---|---|---|
| GOVERNING CODE | | | 2021 IRC |
| SEISMIC | | | CATEGORY= D2<br>I = 1.00<br>R = 6.5<br>SITE CLASS D |
| ULT. WIND SPEED (3-SECOND GUST) | | | 115 MPH<br>EXPOSURE C |
| ROOF LOADS | DEAD | | 15 PSF |
| | SNOW | | 30 PSF |
| | DEFLECTION | LL=L/360 | TL=L/240 |
| FLOOR LOADS | DEAD | | 12 PSF |
| | LIVE | | 40 PSF |
| | DEFLECTION | LL=L/360 | TL=L/240 |
| DECK LOADS | DEAD | | 12 PSF |
| | LIVE | | 60 PSF |
| SOIL BEARING PRESSURE | | | 1500 PSF |
| EQUIVALENT FLUID PRESSURE | | | 38 PCF |

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION

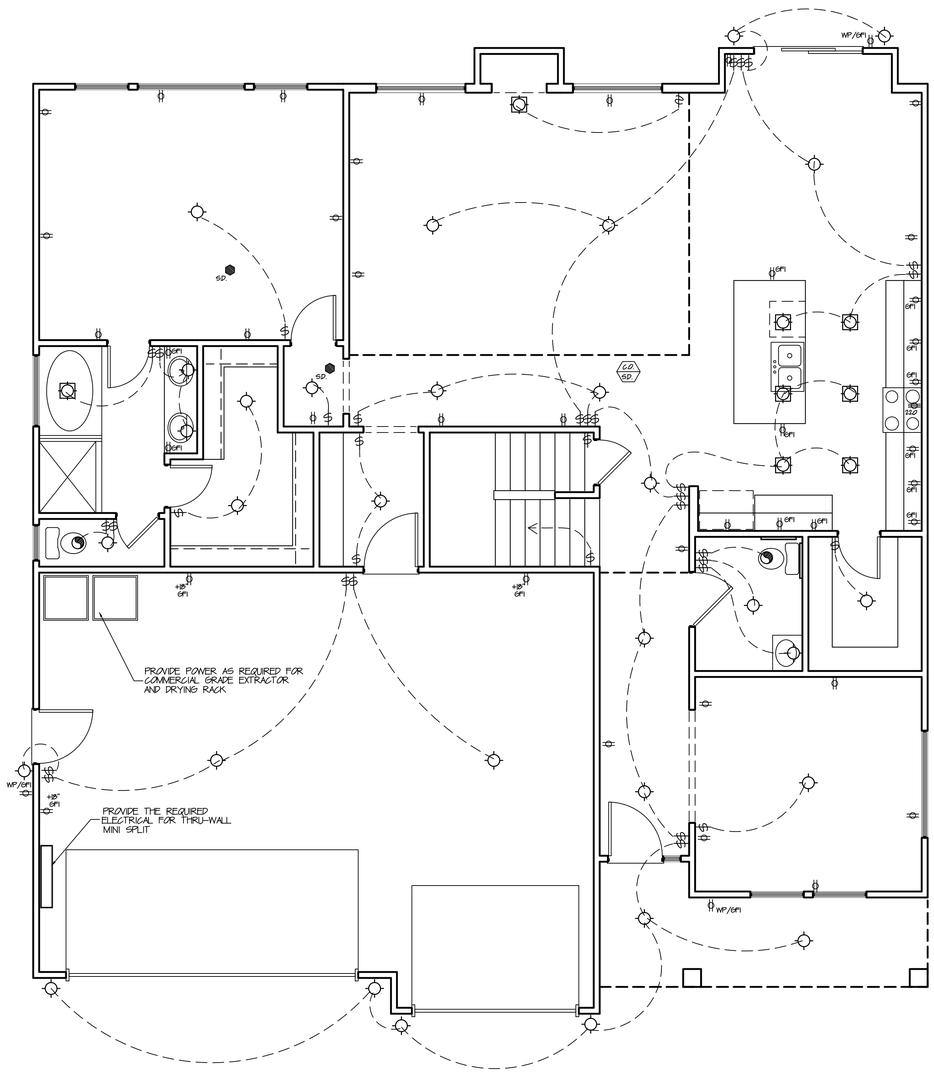
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2024

SCALE
NOTED

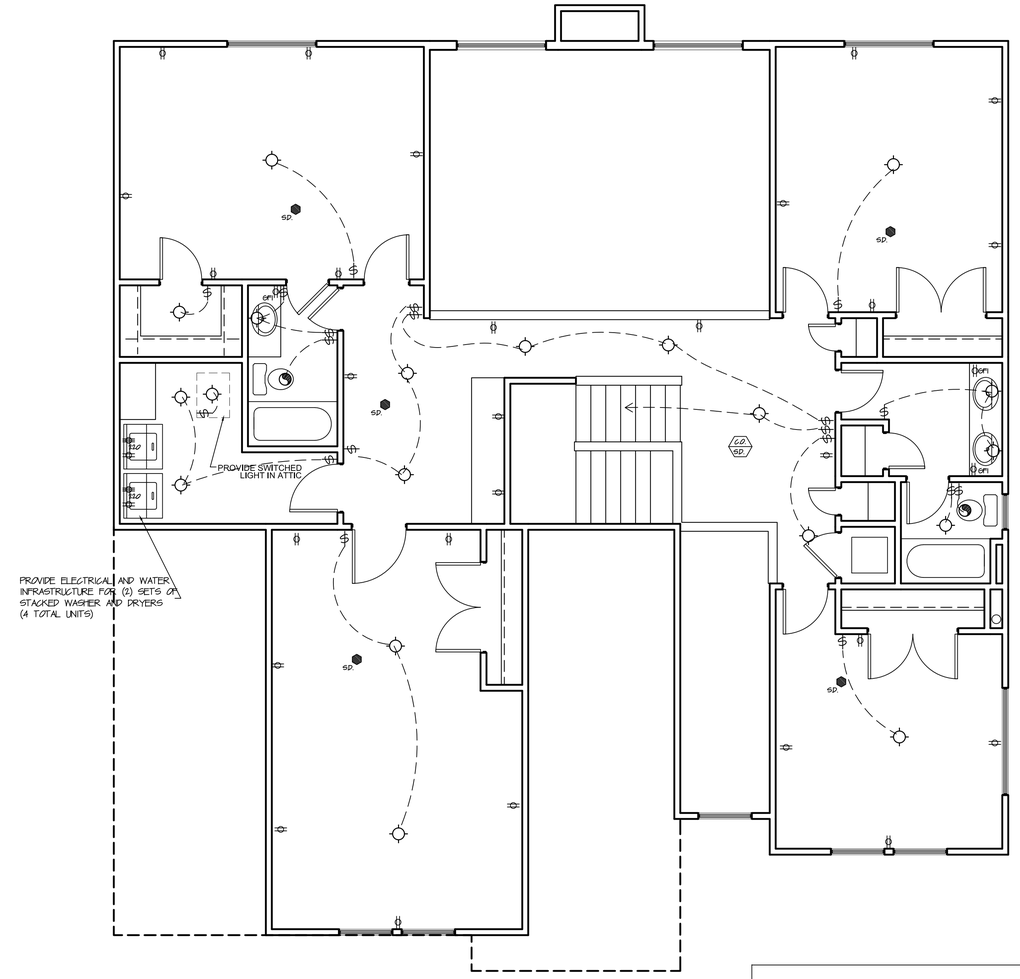
JOB NO.
PRINCETON PLAN

SHEET
8




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

MAIN FLOOR




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

UPPER FLOOR

## ELECTRICAL LEGEND

- LIGHT SWITCH (FIELD VERIFY SINGLE OR 3-WAY)
- DUPLEX RECEPTICLE OUTLET
- GFI — GROUND FAULT INTERCEPT DUPLEX RECEPTICLE OUTLET
- WP — WATER PROOF G.F.I. DUPLEX RECEPTICLE OUTLET
- 220 — 220 V. OUTLET
- CLG — CEILING MOUNTED DUPLEX RECEPTICLE OUTLET
- SURFACE MOUNT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN
- SD — SMOKE DETECTOR WIRE IN SERIES W/ BATTERY BACK-UP
- CO / SD — SMOKE / CARBON MONOXIDE COMB. UNIT DETECTORS WIRED IN SERIES 120V W/ BATTERY BACKUP

## ELECTRICAL NOTES

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

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

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

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

PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.

CEILING FANS TO HAVE FAN RATED BOX.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS.

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

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

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

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

VINEYARD FIRE STATION

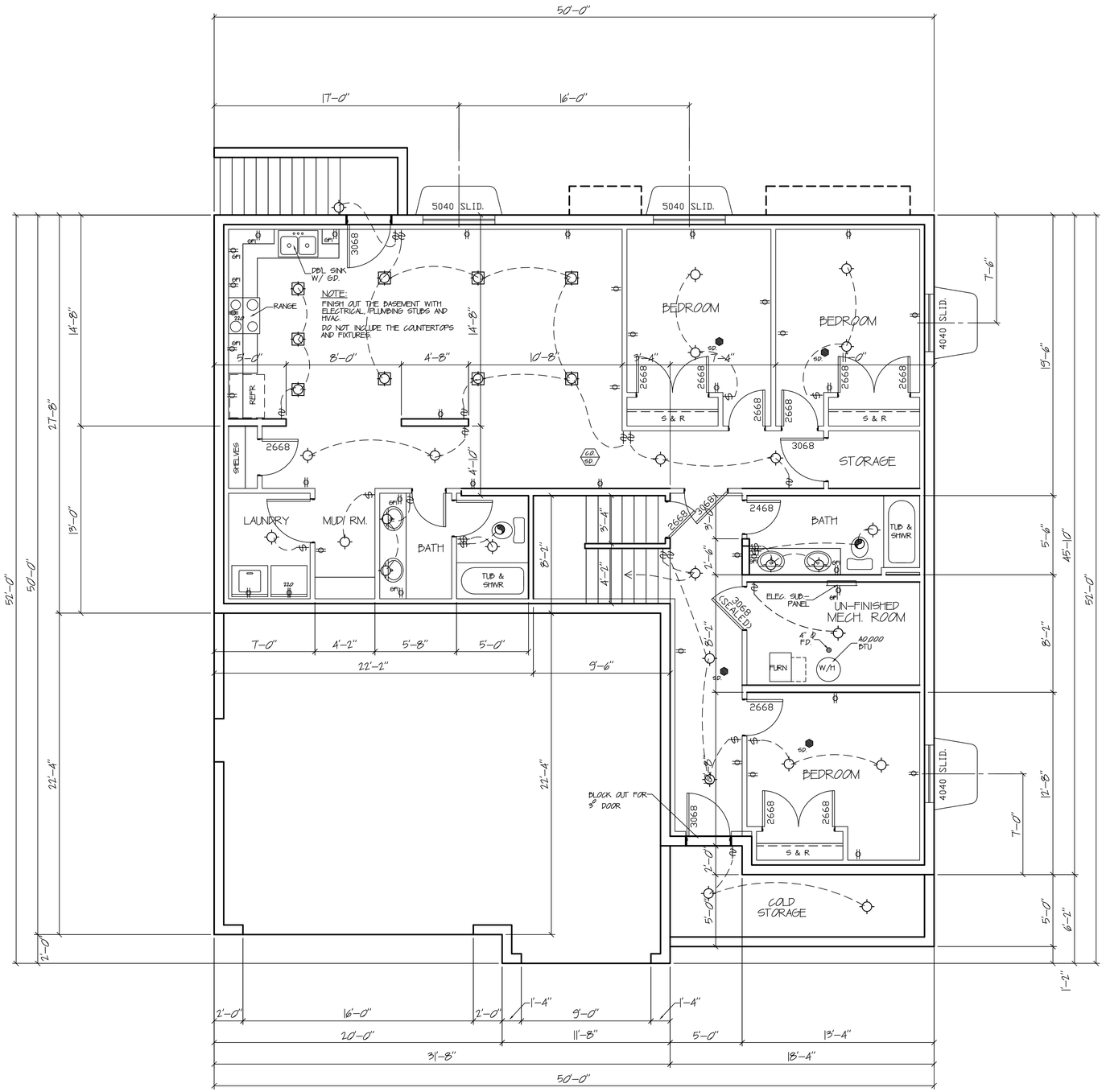
LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

DATE
MAY 2021

SCALE
NOTED

JOB NO.
PRINCETON PLAN

SHEET
9




## FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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

### FOUNDATION AND BASEMENT NOTES

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

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

AS PER SEISMIC DESIGN CATEGORIES C, $D_0$, $D_1$, AND $D_2$, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

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

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

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

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

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

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

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

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

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

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

### ELECTRICAL LEGEND

- LIGHT SWITCH (FIELD VERIFY SINGLE OR 3-WAY)
- DUPLEX RECEPTICLE OUTLET
- GFI — GROUND FAULT INTERCEPT DUPLEX RECEPTICLE OUTLET
- WP — WATER PROOF G.F.I. DUPLEX RECEPTICLE OUTLET
- 220 — 220 V. OUTLET
- C.O. — CEILING MOUNTED DUPLEX RECEPTICLE OUTLET
- SURFACE MOUNT LIGHT FIXTURE
- RECESSED CAN LIGHT
- EXHAUST FAN
- SD — SMOKE DETECTOR WIRE IN SERIES W/ BATTERY BACK-UP
- C.O. / SD — SMOKE / CARBON MONOXIDE COMB. UNIT DETECTORS WIRED IN SERES 120V W/ BATTERY BACKUP

### ELECTRICAL NOTES

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

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

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

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

PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.

CEILING FANS TO HAVE FAN RATED BOX.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL HABITABLE LEVELS.

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

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

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

FLASH ALL AROUND THE METER BASE

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

PROVIDE A CORROSION RESISTANT TAPE ON RISER

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

2020 UPDATED PLAN

IRON GATE HOMES
AND CONSTRUCTION

# VINEYARD FIRE STATION

LOT 6543 AND 6544 COMBINED THE COTTONWOODS
VINEYARD, UTAH

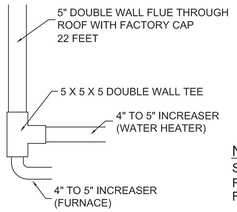
DATE
MAY 2014

SCALE
NOTED

JOB NO.
PRINCETON PLAN

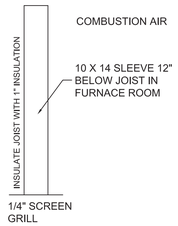
SHEET
10

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

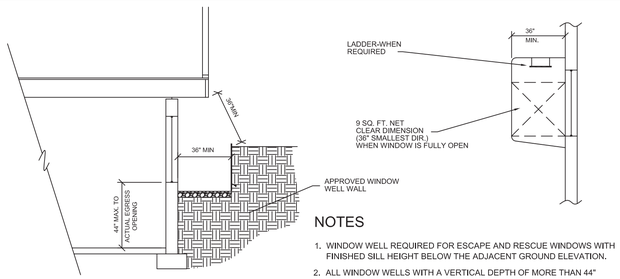



NOTE:
SEE MANUAL D/J SPECS FOR BTU RATINGS FOR FURNACE AND WATER HEATER

## DIAGRAM FOR VENTING FURNACE AND WATER HEATER




## DIAGRAM FOR COMBUSTION AIR




### NOTES

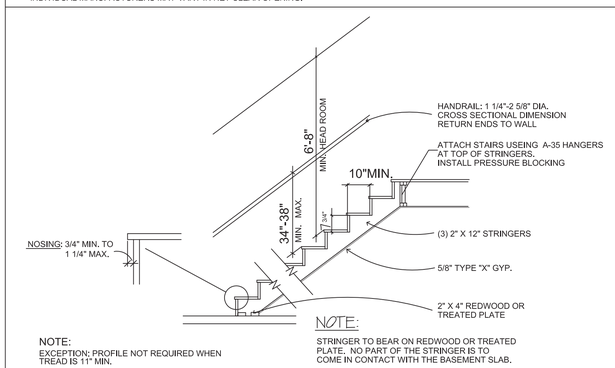
1. WINDOW WELL REQUIRED FOR ESCAPE AND RESCUE WINDOWS WITH FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION.
2. ALL WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. ALL LADDERS MUST HAVE A 14" MIN. WIDTH, 14" MAX. SPACE BETWEEN RUNGS AND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

## WINDOW WELL REQUIREMENTS

NO SCALE

## ADDITIONAL WINDOW NOTES

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




NOTE:
EXCEPTION: PROFILE NOT REQUIRED WHEN TREAD IS 11" MIN.

NOTE:
STRINGER TO BEAR ON REDWOOD OR TREATED PLATE. NO PART OF THE STRINGER IS TO COME IN CONTACT WITH THE BASEMENT SLAB.

## STAIR REQUIREMENTS (NO SCALE)

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

## GENERAL NOTES

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

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

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

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

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

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

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

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

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

## GENERAL NOTES CONTINUED

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

FLASHING SHALL BE INSTALLED AT:

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

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

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

## MECHANICAL NOTES

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

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

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

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

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

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

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

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

## MECHANICAL NOTES CONTINUED

EXHAUST AIR SHALL NOT BE DISCHARGED INTO SOFFIT. M 1501.1

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

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

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

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

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

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

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

## PLUMBING NOTES

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

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

PROVIDE PRESSURE REGULATING VALVE ON MAIN WATER LINE

PROVIDE COMBUSTION AIR SUPPLY FOR WATER HEATER FROM OUTSIDE

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

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

FLAGPOLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED

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

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

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

## PLUMBING NOTES CONTINUED

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

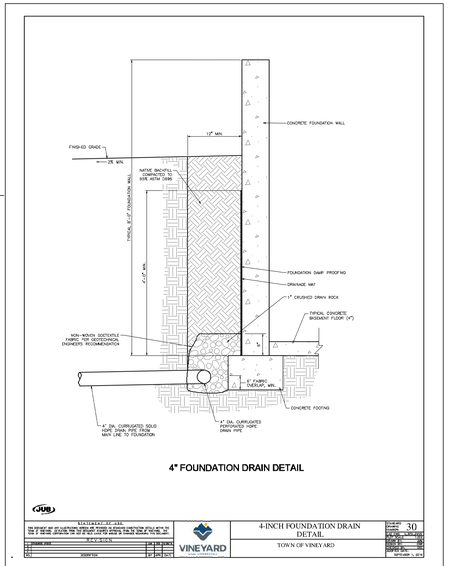
SHOW LOCATION OF JETTED TUB EQUIPMENT ACCESS DOOR. MOTOR MUST BE ACCESSIBLE. INSTALLATION OF JETTED TUB AND ACCESS DOOR SIZE SHALL BE PER MANUFACTURE'S INSTALLATION INSTRUCTIONS. P 2720.1

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

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

IN SEISMIC DESIGN CATEGORIES C, $D_0$, $D_1$, AND $D_2$, WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. IRC P2801.7 (STATE AMENDMENT)

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




4" FOUNDATION DRAIN DETAIL

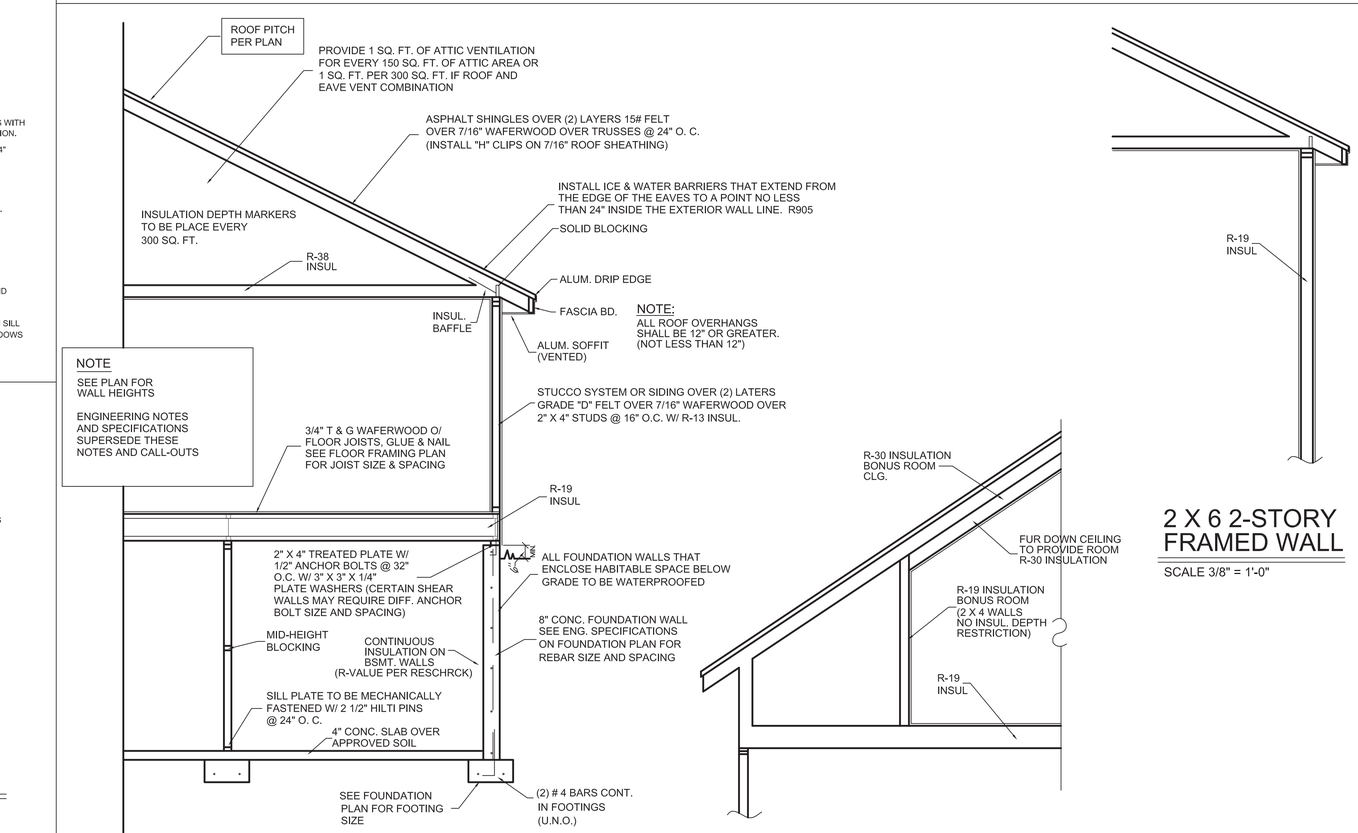
| | | | |
|---|---|---|---|
| 1 | ISSUED FOR PERMIT | 08.28.12 | ERIC |
| NO. | DESCRIPTION | DATE | BY |

VINEYARD

4-INCH FOUNDATION DRAIN DETAIL

TOWN OF VINEYARD

SHEET NO. 30
PROJECT NO. 12-08
DRAWN BY ERIC
CHECKED BY ERIC
DATE SEPTEMBER, 2012




NOTE
SEE PLAN FOR WALL HEIGHTS

ENGINEERING NOTES AND SPECIFICATIONS SUPERSEDE THESE NOTES AND CALL-OUTS

## TYP. WALL SECTION

SCALE 3/8" = 1'-0"




## BONUS ROOM

SCALE 3/8" = 1'-0"




## 2 X 6 2-STORY FRAMED WALL

SCALE 3/8" = 1'-0"

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

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

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

PROVIDE SQUASH BLOCKING FOR ALL BEARING POINTS

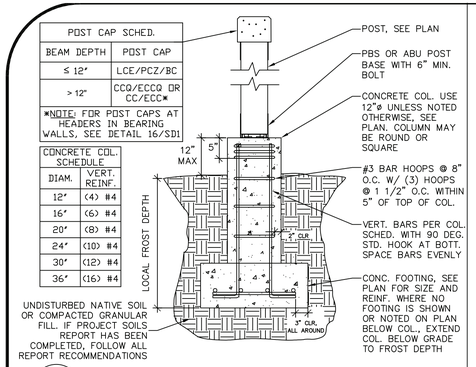
PROVIDE SOLID BLOCKING BETWEEN JOISTS, RAFTERS, AND TRUSSES OVER BEARING WALLS

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

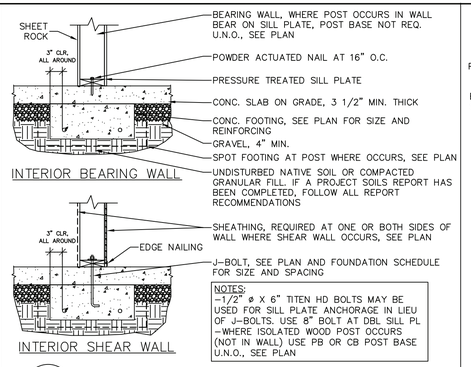
MASONRY VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 GA. X 7/8" OR NO. 9 WIRE SPACED NOT MORE THAN 24" O.C. HORIZONTAL AND SUPPORT A MAX. OF 2 SQ. FT. OF WALL AREA. ADDITIONAL TIES ARE REQUIRED AROUND WALL OPENINGS THAT ARE GREATER THAN 16" AND TO BE SPACED A MAX. OF 36" O. C.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

STANDARD NOTES AND DETAILS

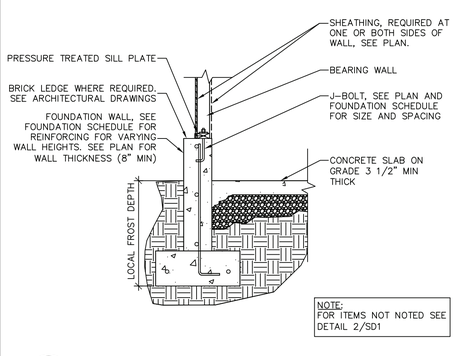
DATE 2012
SCALE NOTED
JOB NO. STANDARD
SHEET N-1



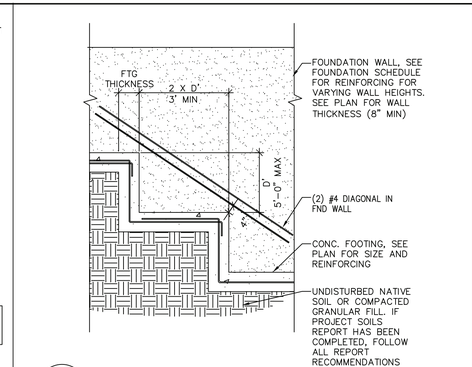

1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



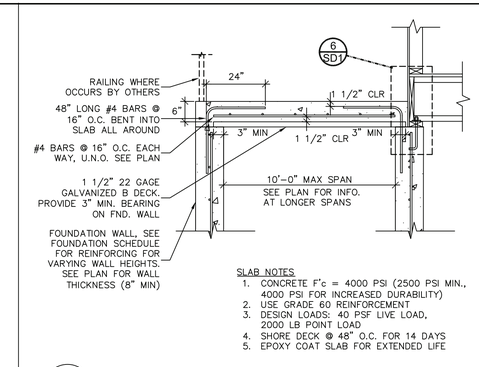

2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



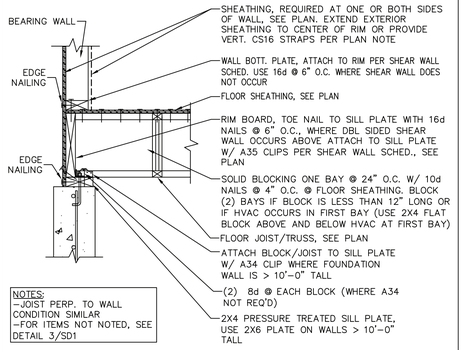

3 SLAB ON GRADE AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



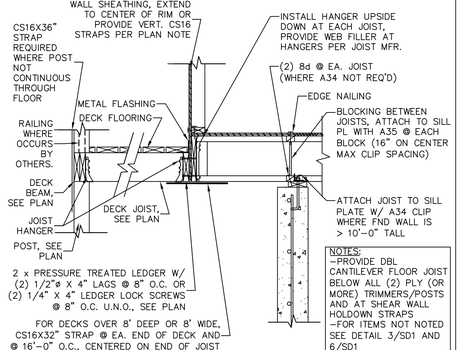

4 FOOTING STEP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



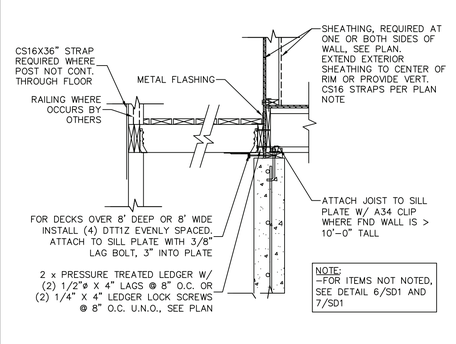

5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



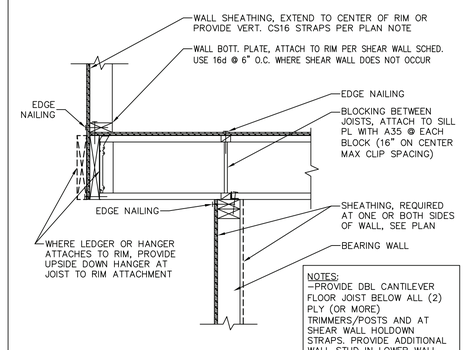

6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



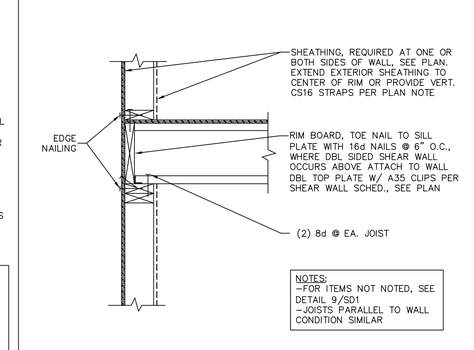

7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



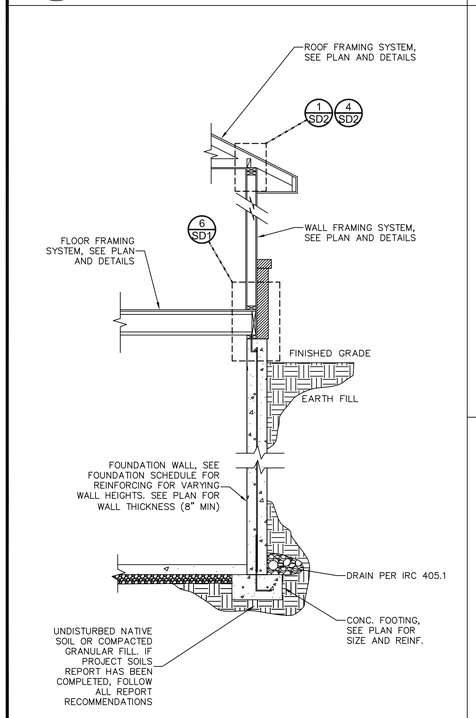

8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



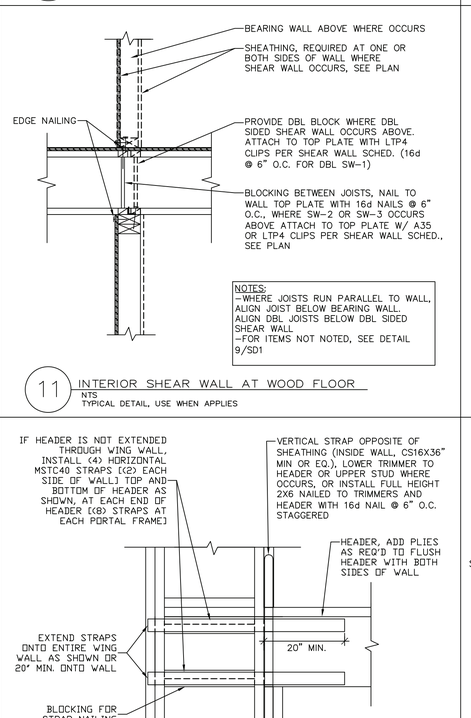

9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES



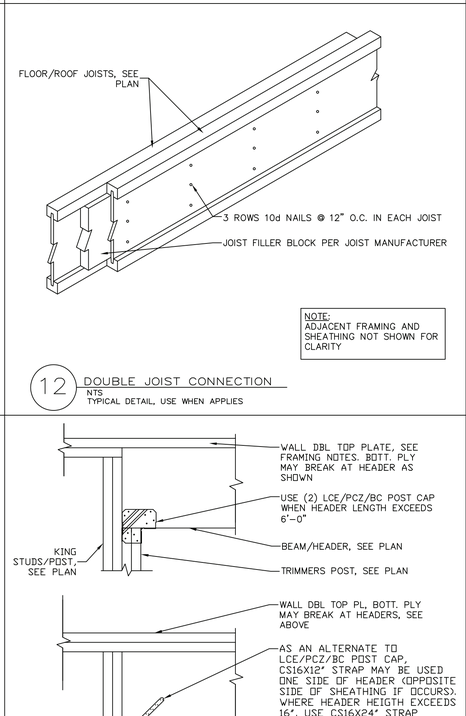

10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



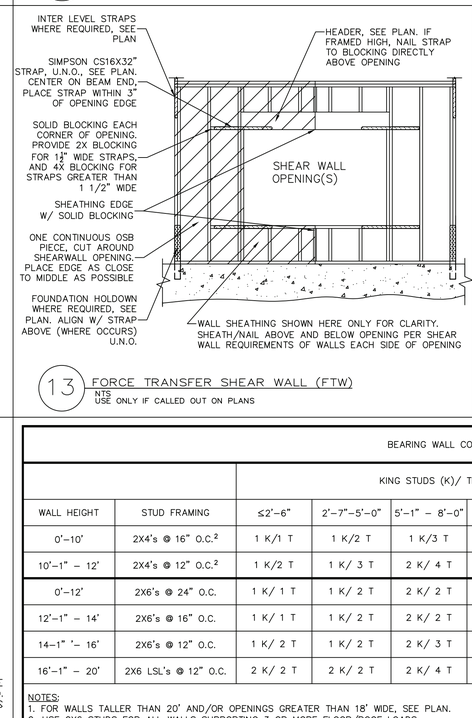

TYP. WALL SECTION
NTS



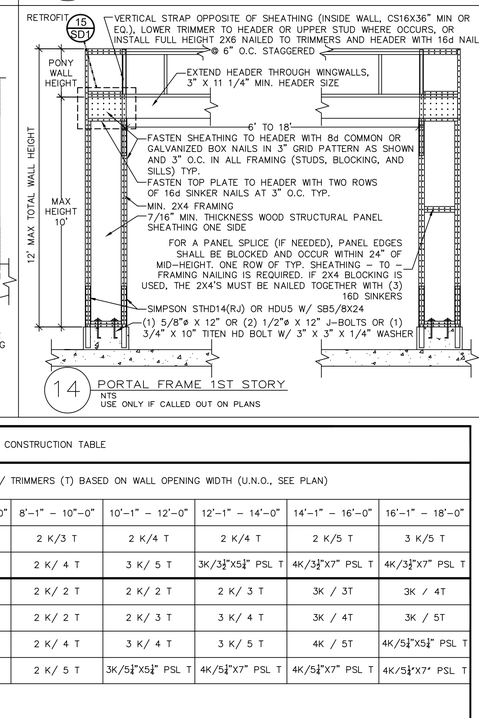

11 INTERIOR SHEAR WALL AT WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES




12 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES




13 FORCE TRANSFER SHEAR WALL (FTW)
NTS
USE ONLY IF CALLED OUT ON PLANS




14 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS




15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES




16 HEADER TO TRIMMER CONN.
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALL CONSTRUCTION TABLE

| | | KING STUDS (K)/ TRIMMERS (T) BASED ON WALL OPENING WIDTH (U.N.O., SEE PLAN) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| WALL HEIGHT | STUD FRAMING | ≤2'-6" | 2'-7"-5'-0" | 5'-1" - 8'-0" | 8'-1" - 10"-0" | 10'-1" - 12'-0" | 12'-1" - 14'-0" | 14'-1" - 16'-0" | 16'-1" - 18'-0" |
| 0'-10' | 2X4's @ 16" O.C.[2] | 1 K/1 T | 1 K/2 T | 1 K/3 T | 2 K/3 T | 2 K/4 T | 2 K/4 T | 2 K/5 T | 3 K/5 T |
| 10'-1" - 12' | 2X4's @ 12" O.C.[2] | 1 K/2 T | 1 K/ 3 T | 2 K/ 4 T | 2 K/ 4 T | 3 K/ 5 T | 3K/3½"X5¼" PSL T | 4K/3½"X7" PSL T | 4K/3½"X7" PSL T |
| 0'-12' | 2X6's @ 24" O.C. | 1 K/ 1 T | 1 K/ 2 T | 2 K/ 2 T | 2 K/ 2 T | 2 K/ 2 T | 2 K/ 3 T | 3K / 3T | 3K / 4T |
| 12'-1" - 14' | 2X6's @ 16" O.C. | 1 K/ 1 T | 1 K/ 2 T | 2 K/ 2 T | 2 K/ 2 T | 2 K/ 3 T | 3 K/ 4 T | 3K / 4T | 3K / 5T |
| 14-1" '- 16' | 2X6's @ 12" O.C. | 1 K/ 2 T | 1 K/ 2 T | 2 K/ 3 T | 2 K/ 4 T | 3 K/ 4 T | 3 K/ 5 T | 4K / 5T | 4K/5¼"X5¼" PSL T |
| 16'-1" - 20' | 2X6 LSL's @ 12" O.C. | 2 K/ 2 T | 2 K/ 2 T | 2 K/ 4 T | 2 K/ 5 T | 3K/5¼"X5¼" PSL T | 4K/5¼"X7" PSL T | 4K/5¼"X7" PSL T | 4K/5¼"X7' PSL T |

NOTES:
1. FOR WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 18' WIDE, SEE PLAN.
2. USE 2X6 STUDS FOR ALL WALLS SUPPORTING 3 OR MORE FLOOR/ROOF LOADS.
3. KING STUDS/TRIMMERS NOTED REQUIRED AT EACH END OF WALL OPENING.
4. NAIL KING/TRIMMER PLYS TOGETHER W/ (2) 16d NAILS @ 9" O.C.

17 BEARING WALL CONSTRUCTION TABLE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

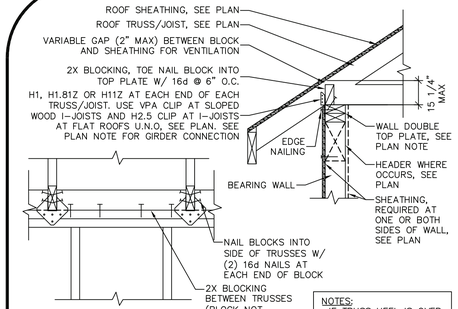
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

PROFESSIONAL ENGINEER
3/19/2024
No. 8209316
JACOB R WILDING
STATE OF UTAH

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

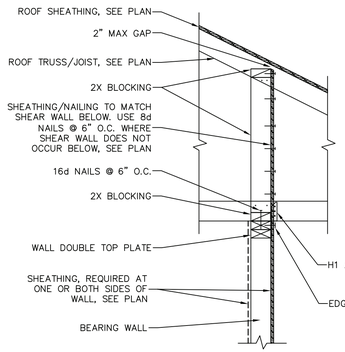
York Engineering

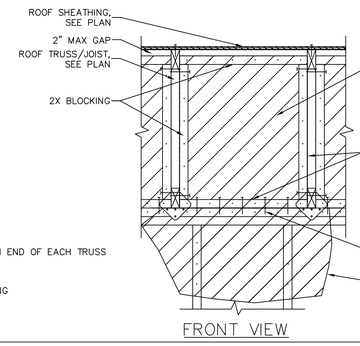
SD1




NOTES:
-IF TRUSS HEEL IS OVER 15 1/4" TALL SEE DETAIL 2/SD2 FOR TRUSS DEPTH BLOCKING
-PROVIDE WEB FILLER PER JOIST MFR AT WOOD I-JOISTS FOR CLIP NAILING

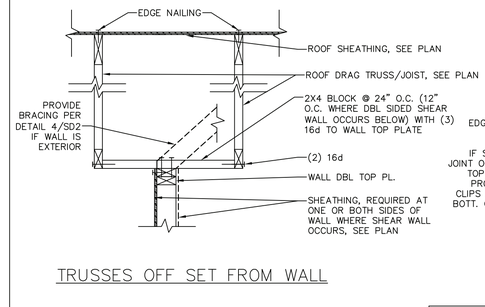
1 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

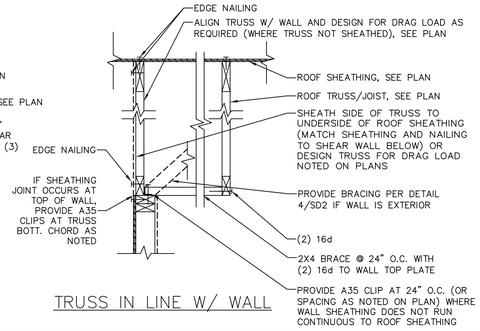



NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (1) A35 CLIP OR (1) LTP4 CLIP AT EACH BLOCK

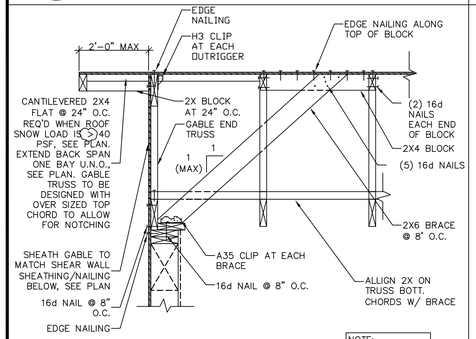
2 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



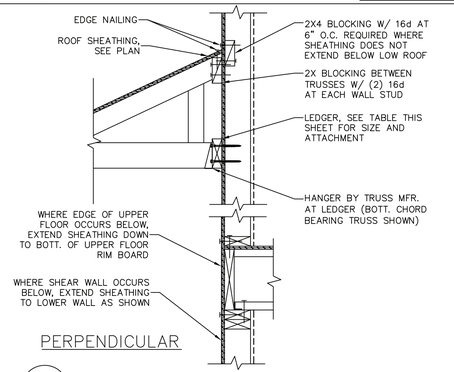

NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS. BRACING NOT SHOWN FOR CLARITY.
-WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.

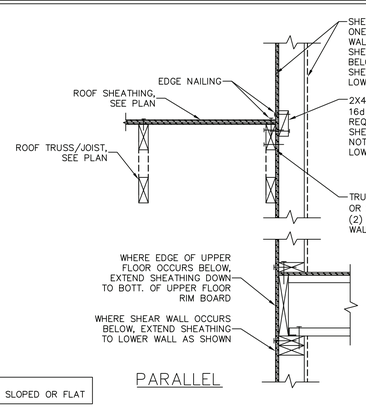
3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS
TYP. DETAIL, USE WHEN APPLIES




NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 1/SD2

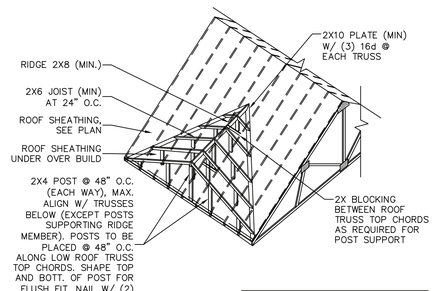
4 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



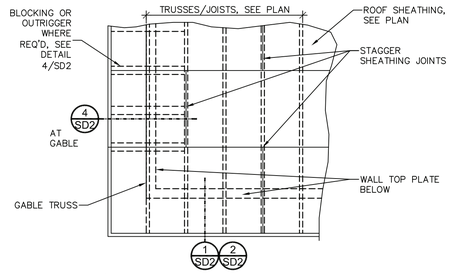

NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT

5 LOW ROOF SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



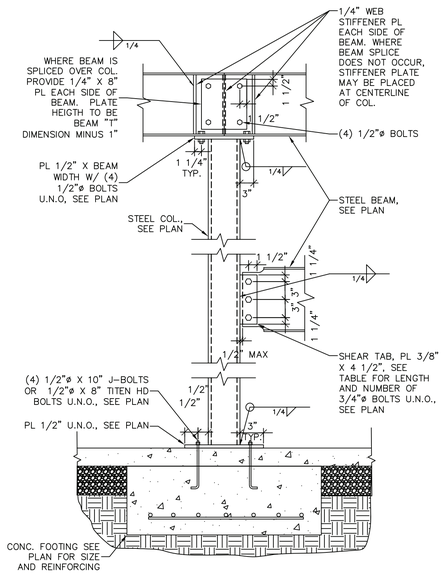

NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.

6 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES




NOTES:
-EDGE NAILING REQUIRED AT ALL SUPPORTED AND BLOCKED SHEATHING EDGES. ALSO PROVIDE EDGE NAILING PER DETAILS 3/SD2, 4/SD2 AND PER PLAN NOTES.
-BRACING REQUIRED PER DETAIL 4/SD2 NOT SHOWN FOR CLARITY

7 ROOF SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

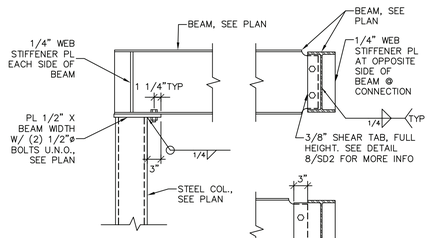



NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE, SPACE BOLTS 3" APART U.N.O., SEE PLAN
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1

| BEAM SIZE | # OF 3/4" DIAM. BOLTS | SHEAR TAB LENGTH | CONN. CAPACITY (ASD) |
|---|---|---|---|
| W8 | 2 | 5 1/2" | 16.5K |
| W10 | 2 | 5 1/2" | 16.5K |
| W12 | 3 | 8 1/2" | 28.8K |
| W14 | 3 | 8 1/2" | 28.8K |
| W16 | 4 | 11 1/2" | 41.5K |
| W18 | 5 | 14 1/2" | 54.1K |

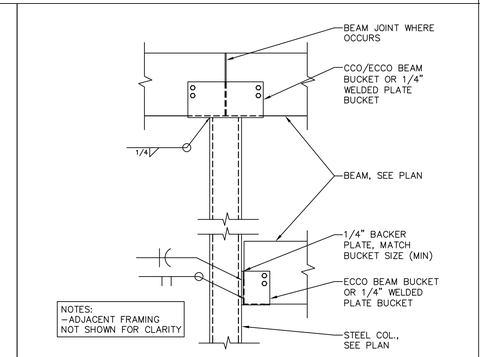
NOTES:
-BOLTS TO BE A325 U.N.O., SEE PLAN
-CONN. CAPACITY BASED ON AISC TABLE 10-10A

8 STEEL BEAM TO COLUMN CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



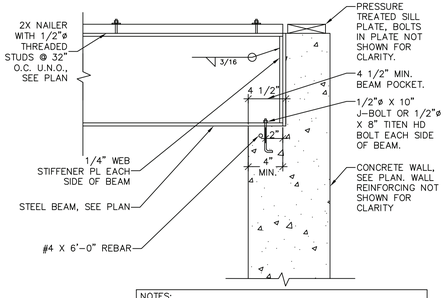

NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

9 STEEL CONNECTION DETAILS
NTS
TYP DETAIL, USE WHEN APPLIES



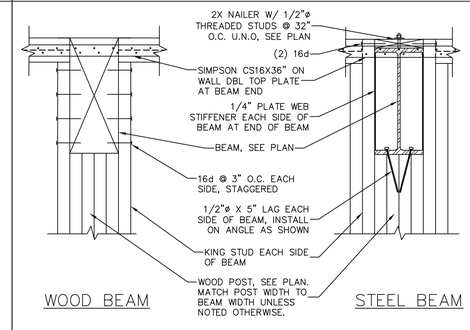

NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY

10 WOOD BEAM TO COLUMN CONNECTION
NTS
TYP DETAIL, USE WHEN APPLIES




NOTES:
-NAILER ON STEEL BEAM MAY BE ELIMINATED BY WELDING JOIST HANGERS TO STEEL BEAM. BEAM MAY BE MOVED UP TO BE FLUSH W/ TOP OF SILL PLATE.
-FLOOR FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM POCKET IN CONCRETE WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES




NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

12 BEAM POCKET IN WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

| MIN. LEDGER SIZE AND ATTACHEMENT TO WALL STUDS AT 16" O.C. (U.N.O., SEE PLAN) | | | | | TABLE NOTES |
|---|---|---|---|---|---|
| | ROOF OR FLOOR LIVE/SNOW LOAD (PSF) | | | | |
| MAX TRUSS/JOIST SPAN (FT) | 40-50 PSF | 50-55 PSF | 60-65 PSF | 70-75 PSF | 1. LEDGER NAILS TO BE 16d – .148"ø X 3 1/2", MIN. 2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE 3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED 4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS |
| ≤ 8' | 2X6, (3) 16d | 2X8, (4) 16d | 2X8, (4) 16d | 2X8, (4) SDS 1/4" X 4 1/2" | |
| 12' | 2X8, (4) 16d | 2X10, (3) SDS 1/4" X 4 1/2" | 2X10, (3) SDS 1/4" X 4 1/2" | 2X10, (3) SDS 1/4" X 4 1/2" | |
| 16' | 2X10, (3) SDS 1/4" X 4 1/2" | 2X10, (3) SDS 1/4" X 4 1/2" | 1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2" | 1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2" | |
| 20' | 1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2" | 1 3/4" X 11 7/8" LVL, (4) SDS 1/4" X 4 1/2" | 1 3/4" X 16" LVL, (5) SDS 1/4" X 4 1/2" | 1 3/4" X 16" LVL, (5) SDS 1/4" X 4 1/2" | |

**GENERAL STRUCTURAL NOTES**

1. CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
2. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL DOCUMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YORK ENGINEERING OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
6. ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
7. SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
8. TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.
9. MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE DESIGN LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
10. EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) SHALL BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
11. THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES U.N.O., SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPLICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
12. ALL FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL U.N.O. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER U.N.O., SEE PLAN.
13. WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
14. SAWN LUMBER SHALL BE DOUG FIR #2 OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
15. INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O, SEE PLAN.
16. WEB FILLERS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
17. PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
18. PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
19. BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
20. BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER.
21. LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
22. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED U.N.O, SEE PLAN.
23. ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.
24. DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
25. ALL NAILING SHALL BE PER IBC TABLE 2304.10.1 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOTT. PLATES WITH (2) 16d NAILS, USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (2) 16d AT 9" O.C.
26. PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS U.N.O., SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
27. WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOTT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL JOIST/TRUSS UNDER DBL SIDED SHEAR WALLS, SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
28. WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
29. SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
30. EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR (HANGER, CLIP, CAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
31. ATTACH BRICK VENEERS TO FRAMING PER IRC R703.8.
32. PROVIDE 6" X 3 1/2" X 5/16" STEEL ANGLE TO SUPPORT BRICK VENEERS. ATTACH ANGLE WITH (2) 7/16" X 4" LAGS AT 16" O.C., USE (1) ½" X 4 ½" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
33. WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH ½" DIAM. THREADED STUDS AT 32" O.C. U.N.O, SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH ¾" DIAM. STUDS AT 24" O.C. U.N.O, SEE PLAN.
34. ¼" WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
35. USE ¾" DIAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
36. GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
37. ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
38. WELD MATERIAL SHALL BE 70 KSI MIN.
39. RIM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
40. YORK ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE FEE COLLECTED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YORK ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN, THE OWNER/CONTRACTOR ACCEPTS THE DESIGN, ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
41. PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.
42. PRE-FABRICATED TRUSS LAYOUT PLAN AND CALCULATIONS MUST BE PROVIDED TO YORK ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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

PROFESSIONAL ENGINEER
3/19/2024
No. 8209316
JACOB R WILDING
STATE OF UTAH

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

York Engineering

SD2

## FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

| MAXIMUM WALL HEIGHT FROM T.O. FOOTING | TOP EDGE SUPPORT | MIN. WALL WIDTH | VERTICAL WALL REINF. | | HORIZONTAL WALL REINF. | | MIN. WALL FOOTING SIZE AND REINF. | | NOTES | SILL PLATE J-BOLTS, U.N.O., SEE PLAN[5] (MIN. 7" EMBEDMENT) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | SIZE | SPACING | SIZE | SPACING | WIDTH | REINFORCING | | |
| 2'-0" TO 4'-0" | NONE | 8" | #4 | 32" O.C. | #4 | 14" O.C. | SEE PLAN | | | ½" X 10" @ 32" O.C. |
| 4'-1" TO 5'-0" | NONE | 8" | #4 | 14" O.C. | #4 | 12" O.C. | 36"[4] | (4) #4 X CONT | SEE NOTE #4 BELOW | ½" X 10" @ 32" O.C. |
| 5'-1" TO 6'-0" | NONE | 8" | #4 | 14" O.C. | #4 | 12" O.C. | 42"[4] | (5) #4 X CONT | SEE NOTE #4 BELOW | ½" X 10" @ 32" O.C. |
| 6'-1" TO 7'-0" | NONE | 8" | #4 | 12" O.C. | #4 | 12" O.C. | 48"[4] | (6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE | SEE NOTE #4 BELOW | ½" X 10" @ 32" O.C. |
| 7'-1" TO 8'-0" | FLOOR | 8" | #4 | 24" O.C. | #4 | 18" O.C. | SEE PLAN | | | ½" X 10" @ 32" O.C. |
| 8'-1" TO 9'-0" | FLOOR | 8" | #4 | 16" O.C. | #4 | 18" O.C. | SEE PLAN | | | ½" X 10" @ 32" O.C. |
| 9'-1" TO 10'-0" | FLOOR | 8" | #4 | 12" O.C. | #4 | 12" O.C. | 24" | (3) #4 X CONT | USE MIN F-24 FOOTING | ⅝" X 10" @ 24" O.C. |
| 10'-1" TO 11'-0" | FLOOR | 8" | #4 | 6" O.C. | #4 | 12" O.C. | 30" | (3) #4 X CONT | USE MIN F-30 FOOTING | ⅝" X 10" @ 24" O.C.[6] |
| 11'-1" TO 12'-0"[7] | FLOOR | 8" | #4 | 4" O.C. | #4 | 12" O.C. | 36" | (4) #4 X CONT | USE MIN F-36 FOOTING | ⅝" X 10" @ 24" O.C.[6] |
| > 12'-0"+ | REQ. ENG. | – | – | – | – | – | – | – | CONTACT YORK ENGR. | REQUIRES ENG. |

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL, USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

### FOOTING SCHEDULE:

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

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

### HOLDOWN SCHEDULE:

| HOLDOWN | MIN. POST SIZE (FULL HT. KING POST) | MIN. BOLT SIZE | |
|---|---|---|---|
| | | STEM WALL | SLAB ON GRADE |
| LSTHD8/ LSTHD8RJ | 4X4 OR (2) 2X4 | NA (EMBED STRAP 8") | NA (EMBED STRAP 8") |
| STHD10/ STHD10RJ | 4X4 OR (2) 2X4 | NA (EMBED STRAP 10") | NA (EMBED STRAP 10") |
| STHD14/ STHD14RJ | 4X4 OR (2) 2X4 | NA (EMBED STRAP 14") | USE HTT5 OR HDU5 W/PAB5 |
| HTT5 AND HDU5 | 4X4 OR (2) 2X4 | SB5/8X24 | PAB5 |
| HDU8 | 4X6 OR (2) 2X6 | SB7/8X24 | SSTB28 |
| HDU11 | 6X6 | SB1X30 OR PAB8 (SEE PLAN) | SB1X30 OR PAB8 (SEE PLAN) |
| HDU14 | 6X6 | SB1X30 OR PAB8 (SEE PLAN) | SB1X30 OR PAB8 (SEE PLAN) |

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

### HOLDOWN RETROFIT TABLE:

| HOLDOWN | RETROFIT OPTIONS |
|---|---|
| LSTHD8/LSTHD8RJ | HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.) |
| STHD10/STHD10RJ | HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.) |
| STHD14/STHD14RJ | HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.) |
| HTT5 AND HDU5 | HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.) |
| HDU8 | (2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.). |
| HDU11 | (2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.). |
| HDU14 | YORK ENGINEERING TO PROVIDE DETAIL. |

NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.

### FOOTING, FOUNDATION AND CONCRETE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

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

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

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

### FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

### SHEAR WALL NOTES

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

### SHEAR WALL SCHEDULE

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

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

### CS16 FLOOR TIE STRAPS

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

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

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

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

### TRUSS/ GIRDER CONNECTION

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

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

### HEADER TO TRIMMER/KING STUD CONNECTION

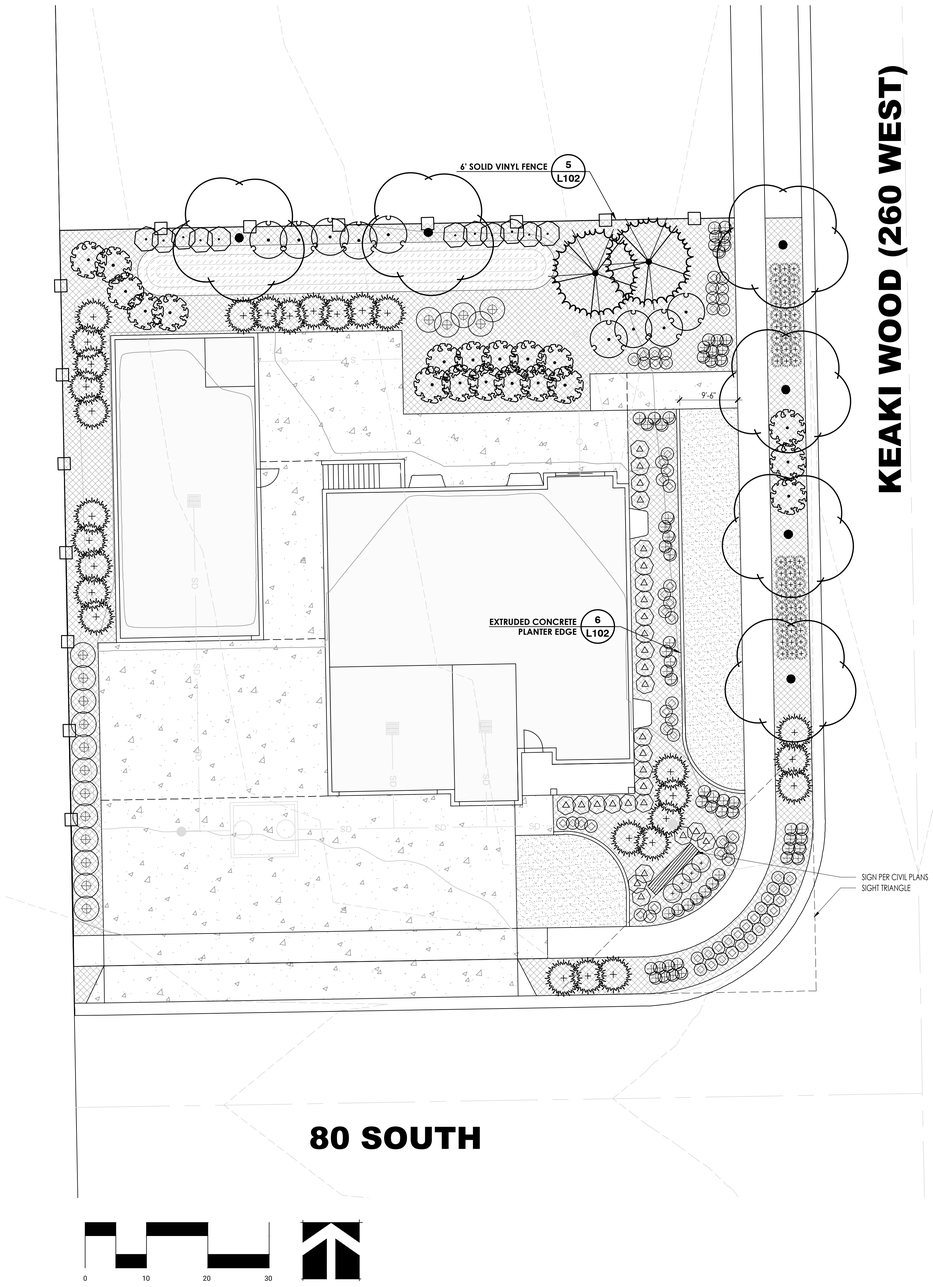
- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.


PROFESSIONAL ENGINEER
3/19/2024
No. 8209316
JACOB R WILDING
STATE OF UTAH

Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-5501

York Engineering


SD 3




## SITE LEGEND

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

## SITE SUMMARY

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

## PLANT LEGEND

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| | CC | 6 | CERCIS CANADENSIS<br>EASTERN REDBUD | 2" CAL. | B&B |
| **EVERGREEN TREES** | | | | | |
| | PP | 2 | PINUS STROBUS 'BLUE CLOVERS'<br>BLUE CLOVERS WHITE PINE | 6' HT. | B&B |
| **SYMBOL** | **CODE** | **QTY** | **BOTANICAL / COMMON NAME** | **SIZE** | |
| **SHRUBS** | | | | | |
| | BC | 29 | BERBERIS THUNBERGII 'CRIMSON PYGMY'<br>CRIMSON PYGMY JAPANESE BARBERRY | 5 GAL. | |
| | EA | 11 | EUONYMUS FORTUNEI 'SPARGOZAM'<br>SPARKLE 'N GOLD WINTERCREEPER | 5 GAL. | |
| | JS | 28 | JUNIPERUS CHINENSIS 'SPARTAN'<br>SPARTAN JUNIPER | 5 GAL. | |
| | PP2 | 9 | PRUNUS BESSEYI 'P011S'<br>PAWNEE BUTTES® SAND CHERRY | 5 GAL. | |
| | RG | 19 | RHUS AROMATICA 'GRO-LOW'<br>GRO-LOW FRAGRANT SUMAC | 5 GAL. | |
| | RS | 4 | ROSA X 'MEIZORLAND'<br>WHITE DRIFT GROUNDCOVER ROSE | 5 GAL. | |
| | RRS | 17 | ROSA X 'RADRAZZ'<br>KNOCK OUT SHRUB ROSE | 5 GAL. | |
| **GRASSES** | | | | | |
| | HS | 54 | HELICTOTRICHON SEMPERVIRENS<br>BLUE OAT GRASS | 1 GAL. | |
| **PERENNIALS** | | | | | |
| | HO | 65 | HEMEROCALLIS X 'STELLA DE ORO'<br>STELLA DE ORO DAYLILY | 1 GAL. | |
| | SM | 62 | SALVIA NEMOROSA 'MAY NIGHT'<br>MAY NIGHT SAGE | 1 GAL. | |

## PLANTING NOTES

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

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 High Point Parkway, Suite 300
Sandy, UT 84094
ph. 801.269.0055 fax
801.269.1425
www.thinkaec.com

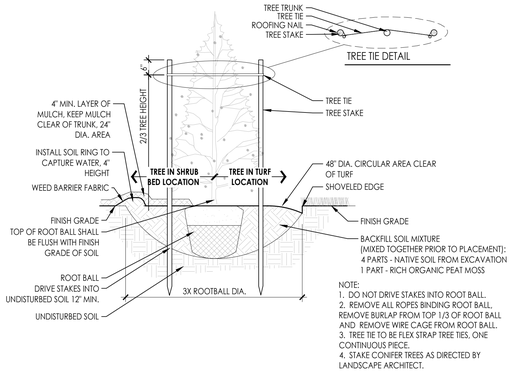
*The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.*
*These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.*

# ORCHARDS FIRE STATION
VINEYARD, UTAH

PROJECT NO. 24075
DATE: 23 JULY 2024
REVISIONS:

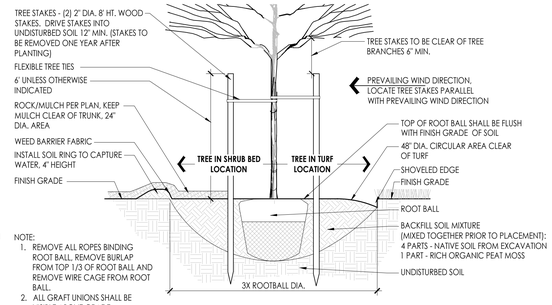
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L101
LANDSCAPE



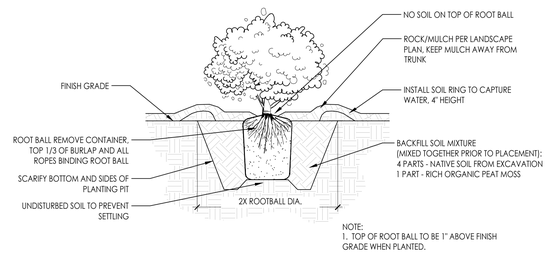

## 1 EVERGREEN TREE PLANTING

NOT TO SCALE T-PL-01



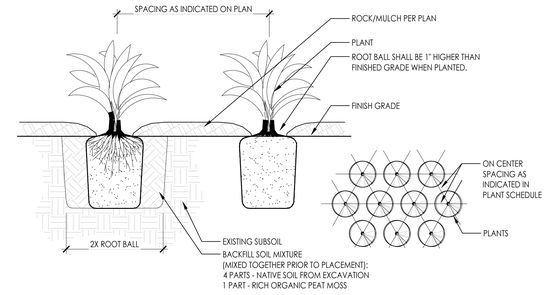

## 2 DECIDUOUS TREE PLANTING

NOT TO SCALE T-PL-02



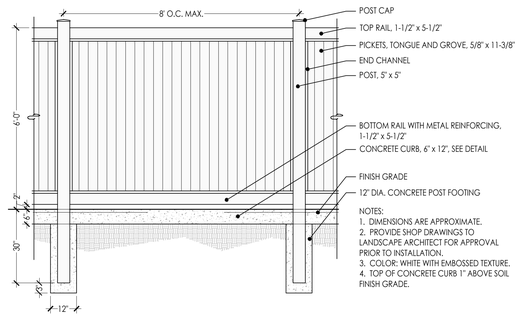

## 3 SHRUB PLANTING

NOT TO SCALE T-PL-04



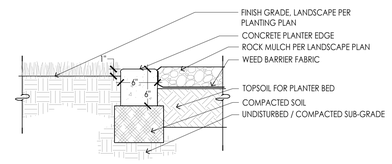

## 4 PERENNIAL PLANTING

NOT TO SCALE T-PL-05




## 5 6' SOLID VINYL FENCE

NOT TO SCALE T-SI-FEN-10




NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND PLANTER EDGE-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF EDGE.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. LOCATION OF PLANTER STRIP TO BE AS INDICATED IN PLAN AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. WHERE PLANTER EDGE MEETS WALKS, CURBS, PAVEMENT, ETC. TOP OF EDGE TO BE FLUSH WITH TOP OF WALK, CURB, PAVEMENT, ETC. AVOID STEEP SLOPES AT TOP OF PLANTER EDGE.
6. WHEN SEEDING TURF (LAWN) RAISE GRADE 1".
7. PROVIDE CONTROL JOINTS IN THE EDGE AT 48" O.C. MAXIMUM.

## 6 EXTRUDED CONCRETE PLANTER EDGE

NOT TO SCALE T-SI-H&C-52

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 High Point Parkway, Suite 300
Sandy, UT 84094
ph. 801.269.0055 fax
801.269.1425
www.thinkaec.com

*The designs shown and described herein including all technical drawings, graphic representation & models thereof, are the copyrighted work of Think Architecture, Inc. and cannot be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from THINK Architecture, Inc.*
*These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.*

# ORCHARDS FIRE STATION
VINEYARD, UTAH

PROJECT NO. 24075
DATE: 23 JULY 2024
REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L102
LANDSCAPE