

PROJECT: 258 J STREET, SALT LAKE CITY, UT 84103

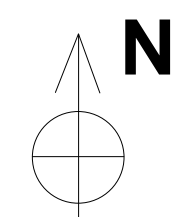
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Project Name and Address:

258 J Street, Salt Lake City UT 84103



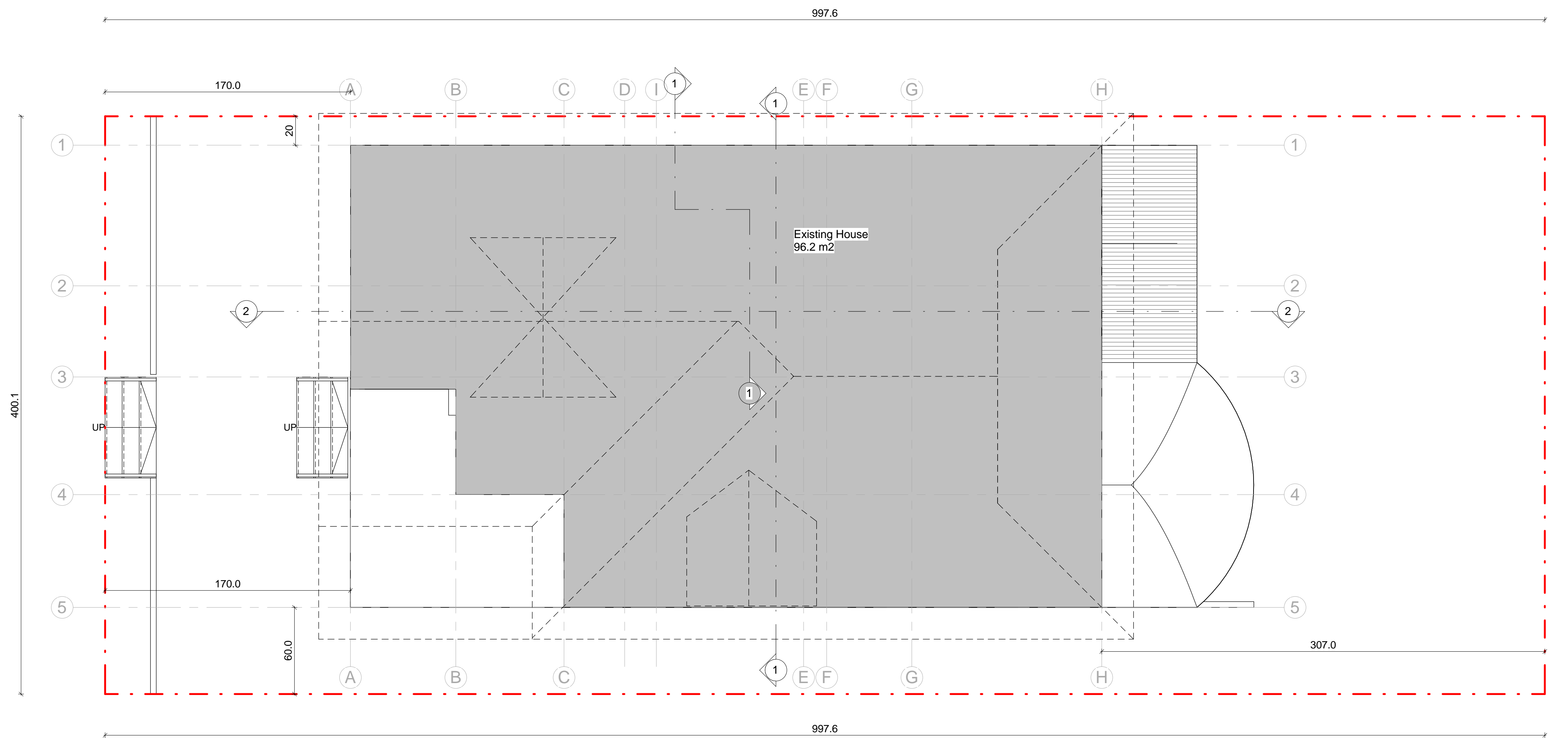
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A-000

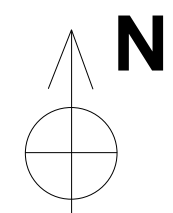
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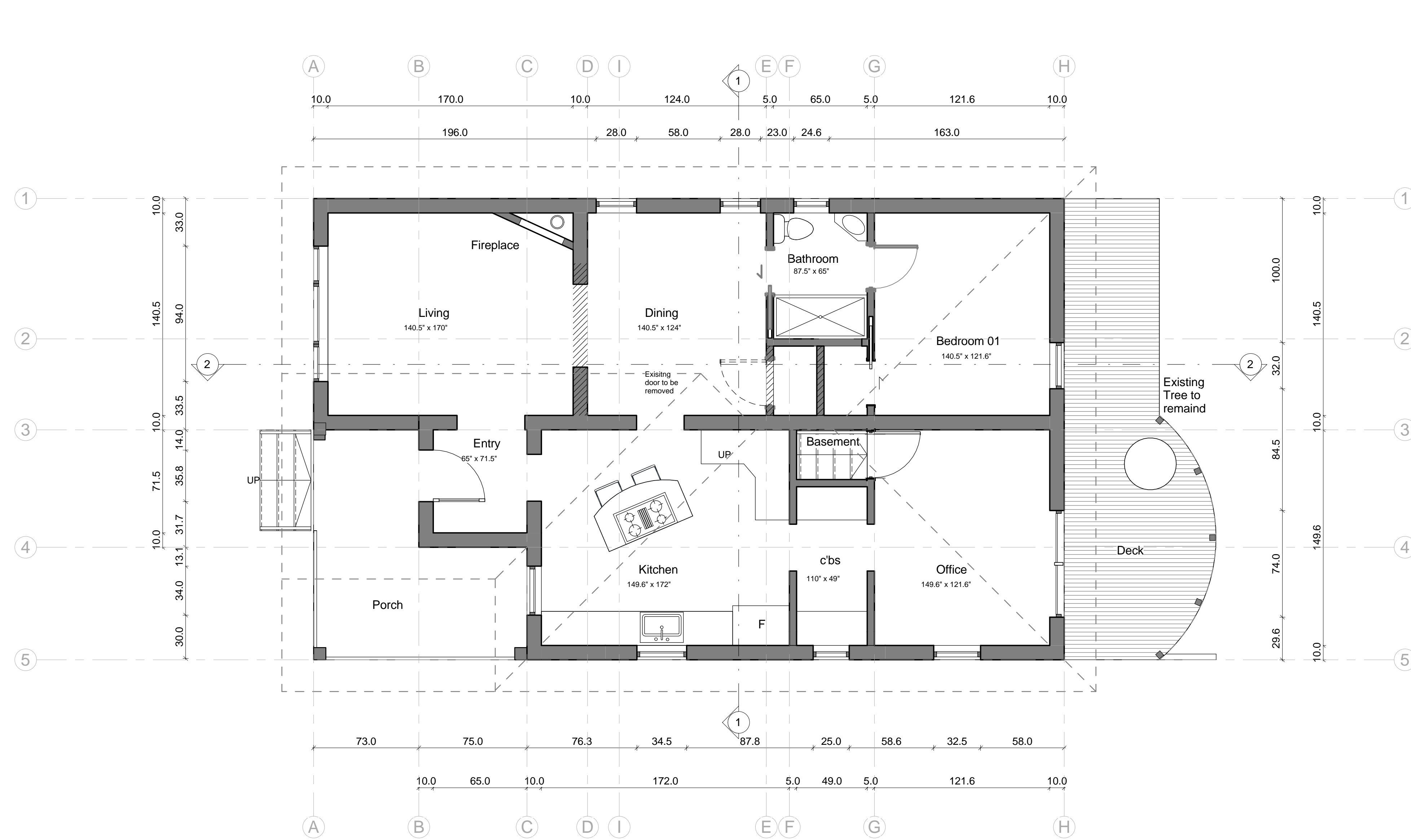
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



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Site Plan

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A-100

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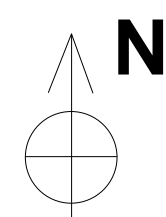


- Key**
-  Smoke Detector
 -  Existing wall to be removed
 -  Existing Wall to remain
 -  Proposed wall

1 Existing Ground Floor
A-200 1/4" = 1'-0"

Project Name and Address:

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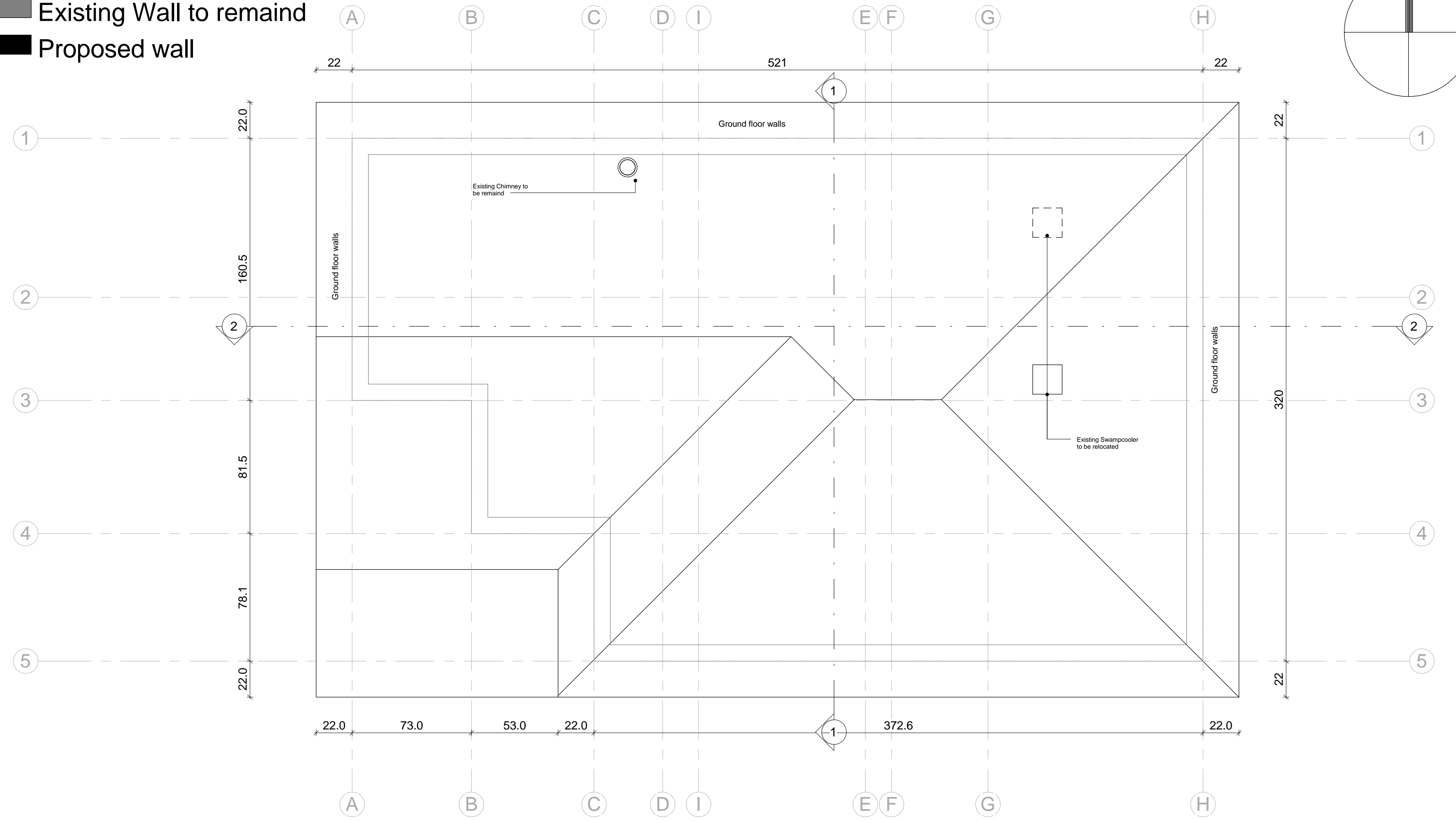
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Existing Ground Floor

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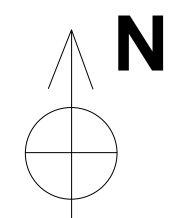
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- Key**
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Project Name and Address:

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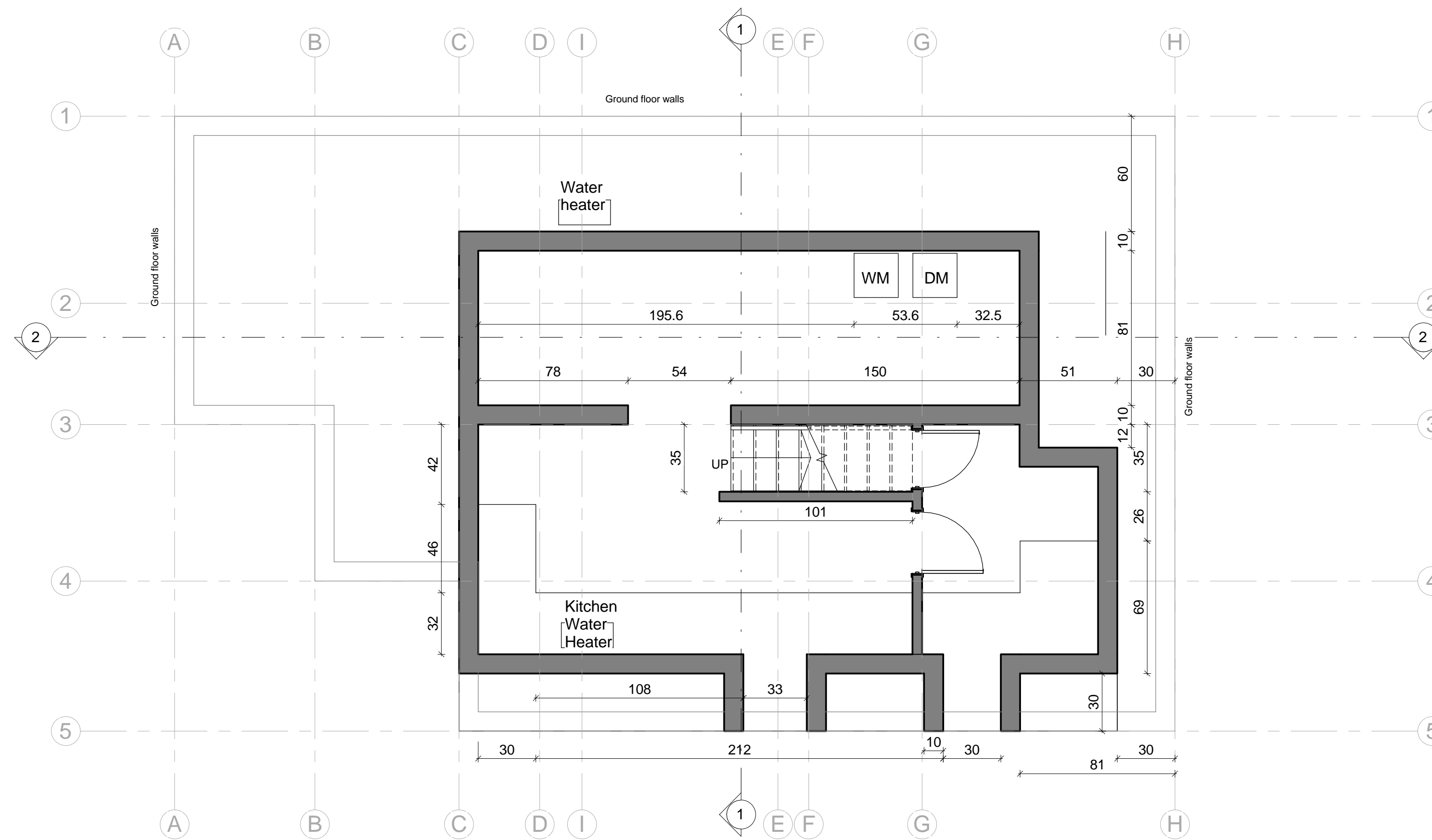
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Exisitng Roof Plan

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A-201

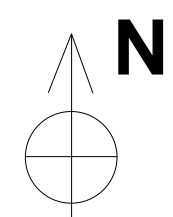
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Project Name and Address:

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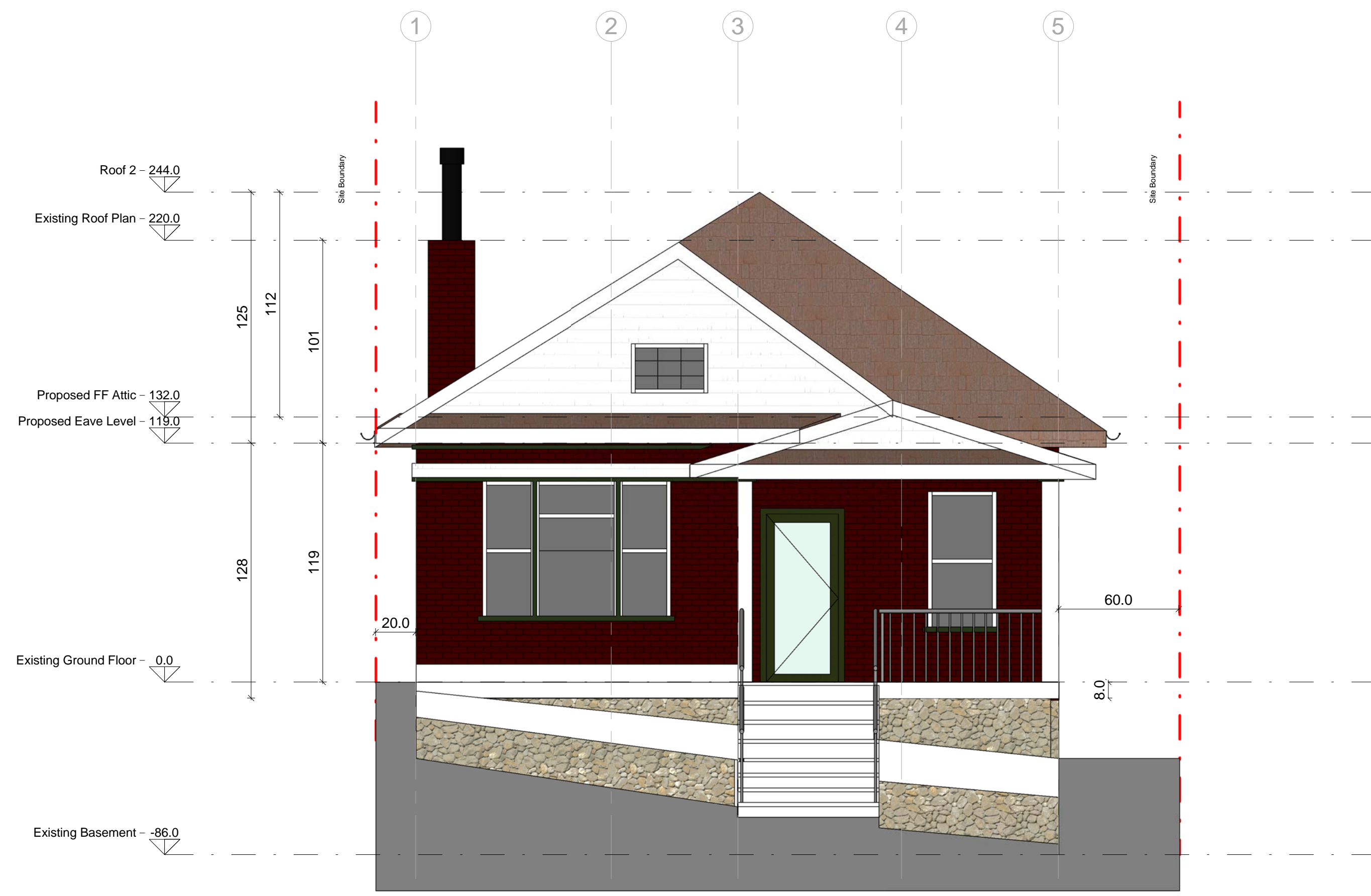
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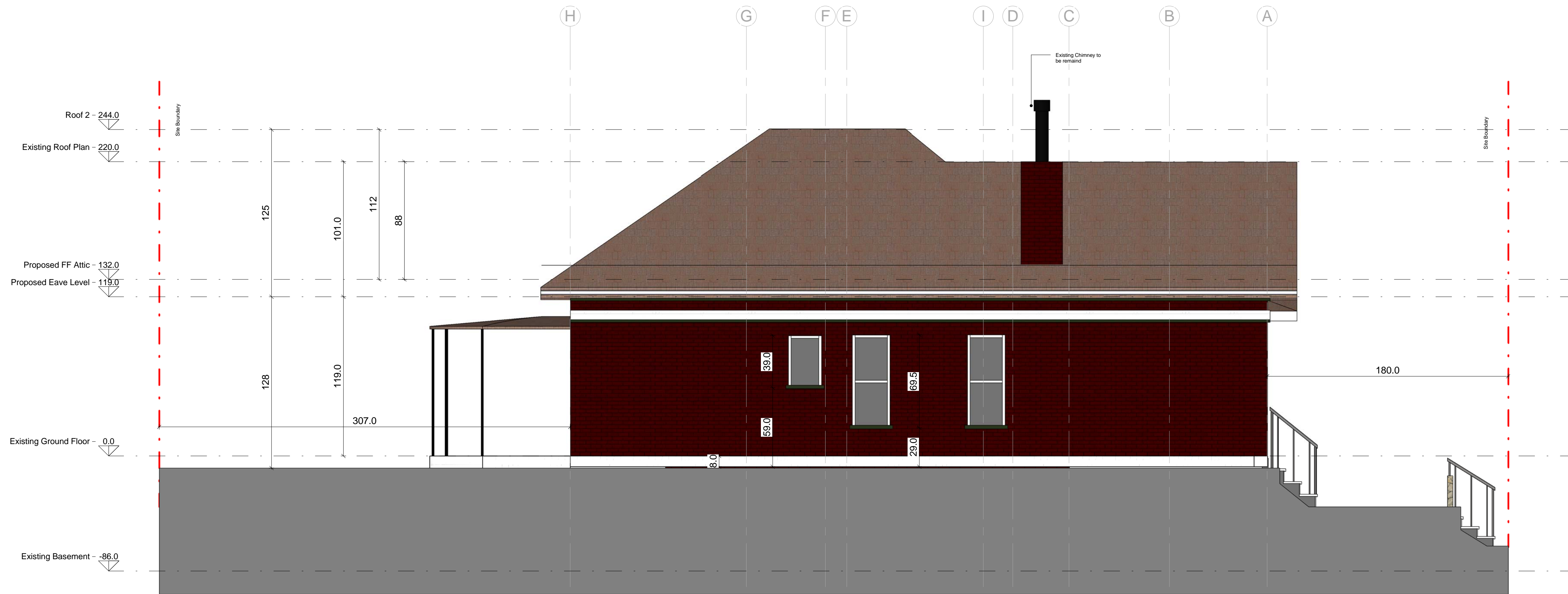
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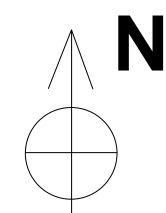
1 Ex. West
A-300 1/4" = 1'-0"



3 Ex. North
A-300 1/4" = 1'-0"

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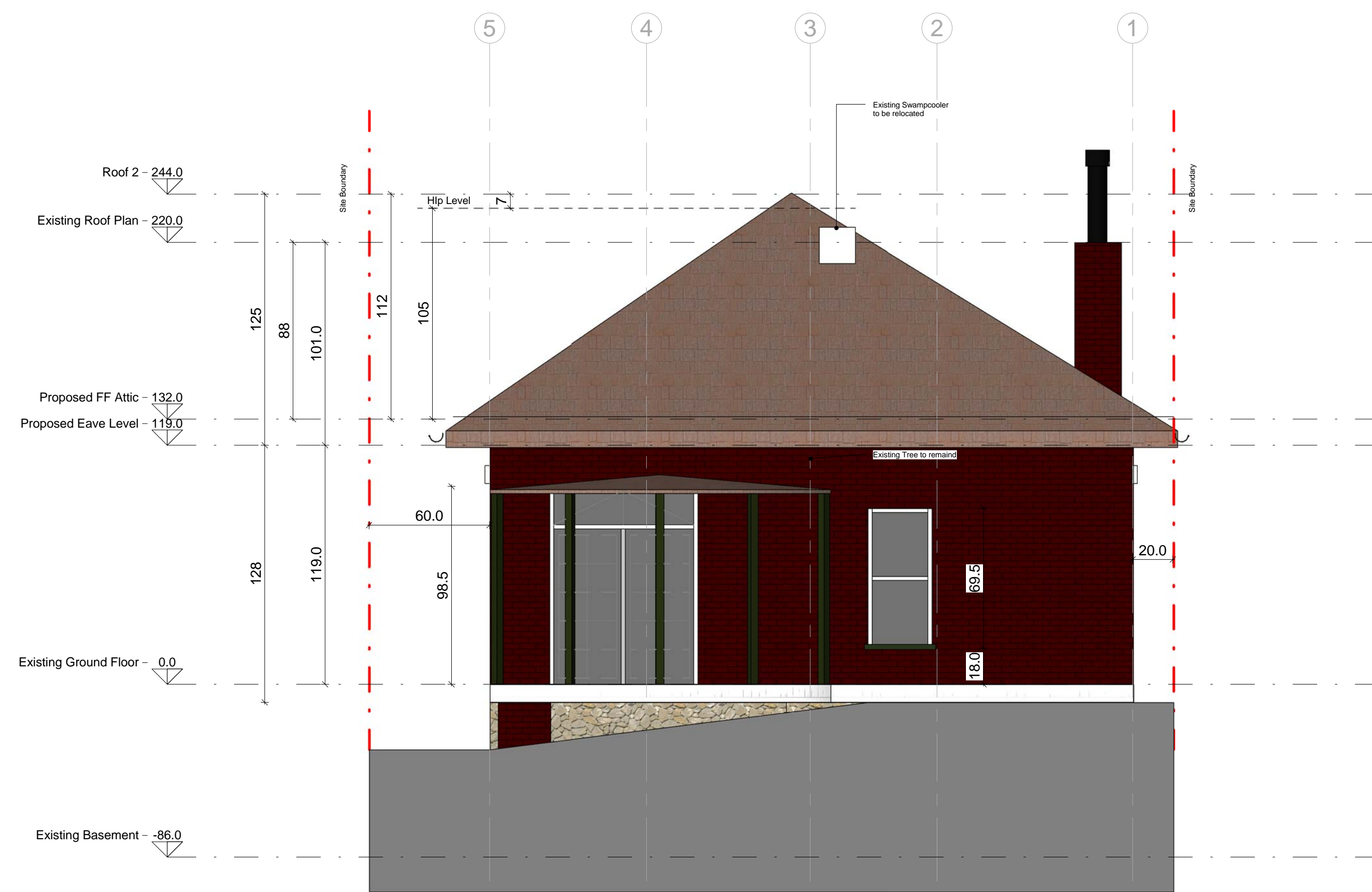
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Existing Elevation West & North

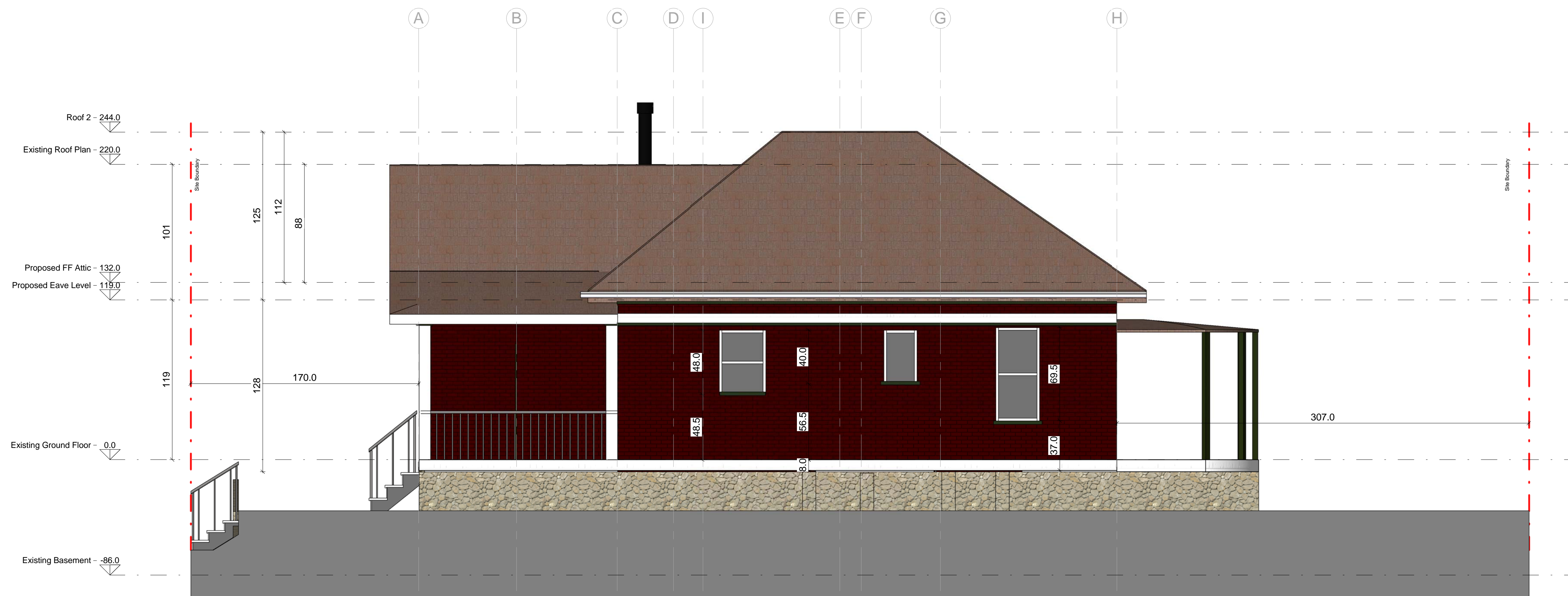
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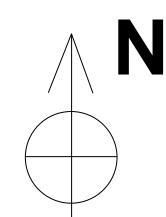
1 Ex. East
A-301 1/4" = 1'-0"



2 Ex. South
A-301 1/4" = 1'-0"

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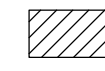


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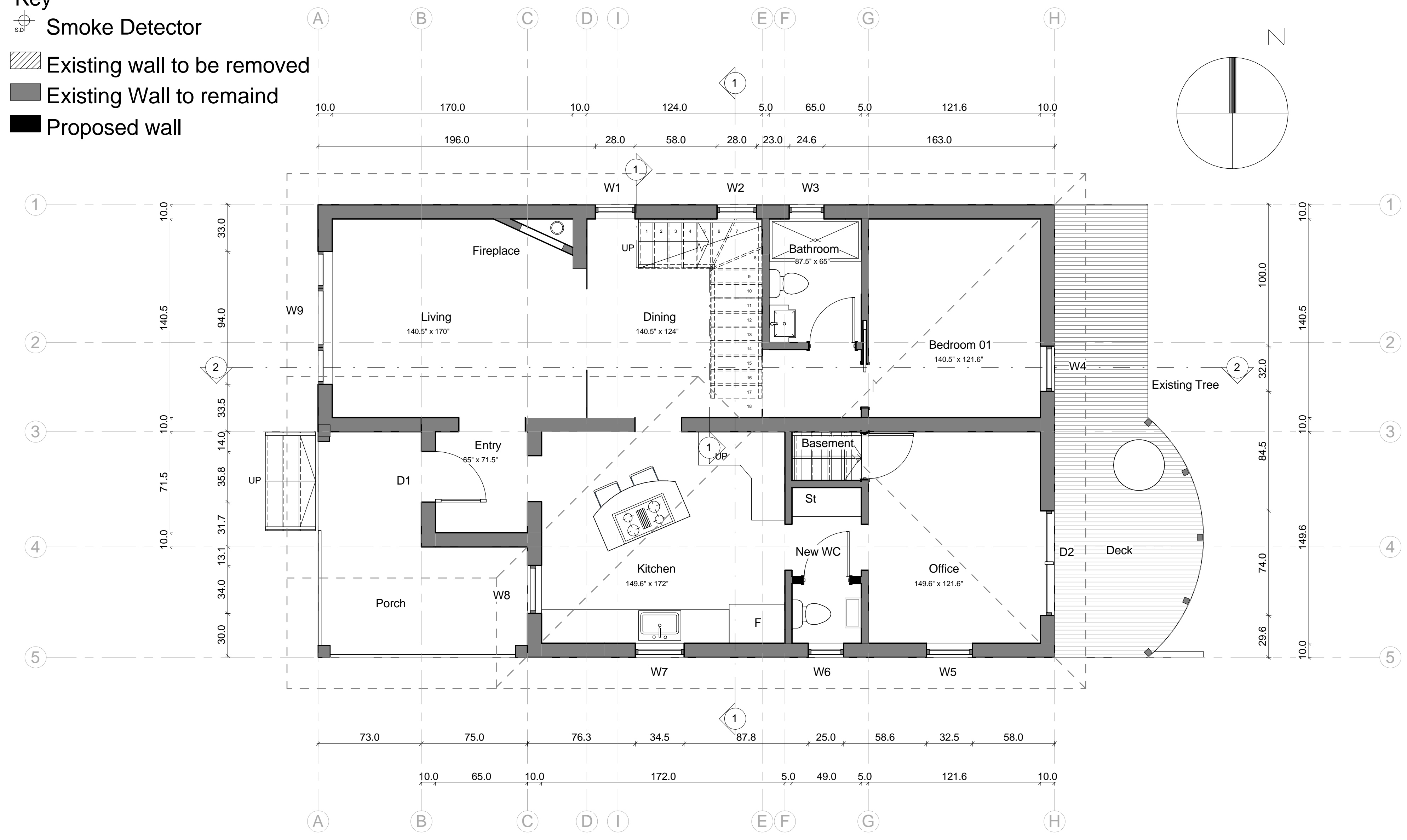
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Exisitng Elevation East & South

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A-301

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No.	Revision/Issue	Date

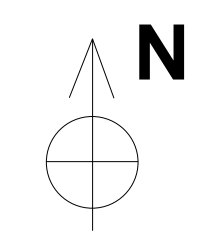
- Key**
-  Smoke Detector
 -  Existing wall to be removed
 -  Existing Wall to remain
 -  Proposed wall



1 Proposed Ground Floor
A-400 1/4" = 1'-0"

Project Name and Address:

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



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Proposed Ground Floor

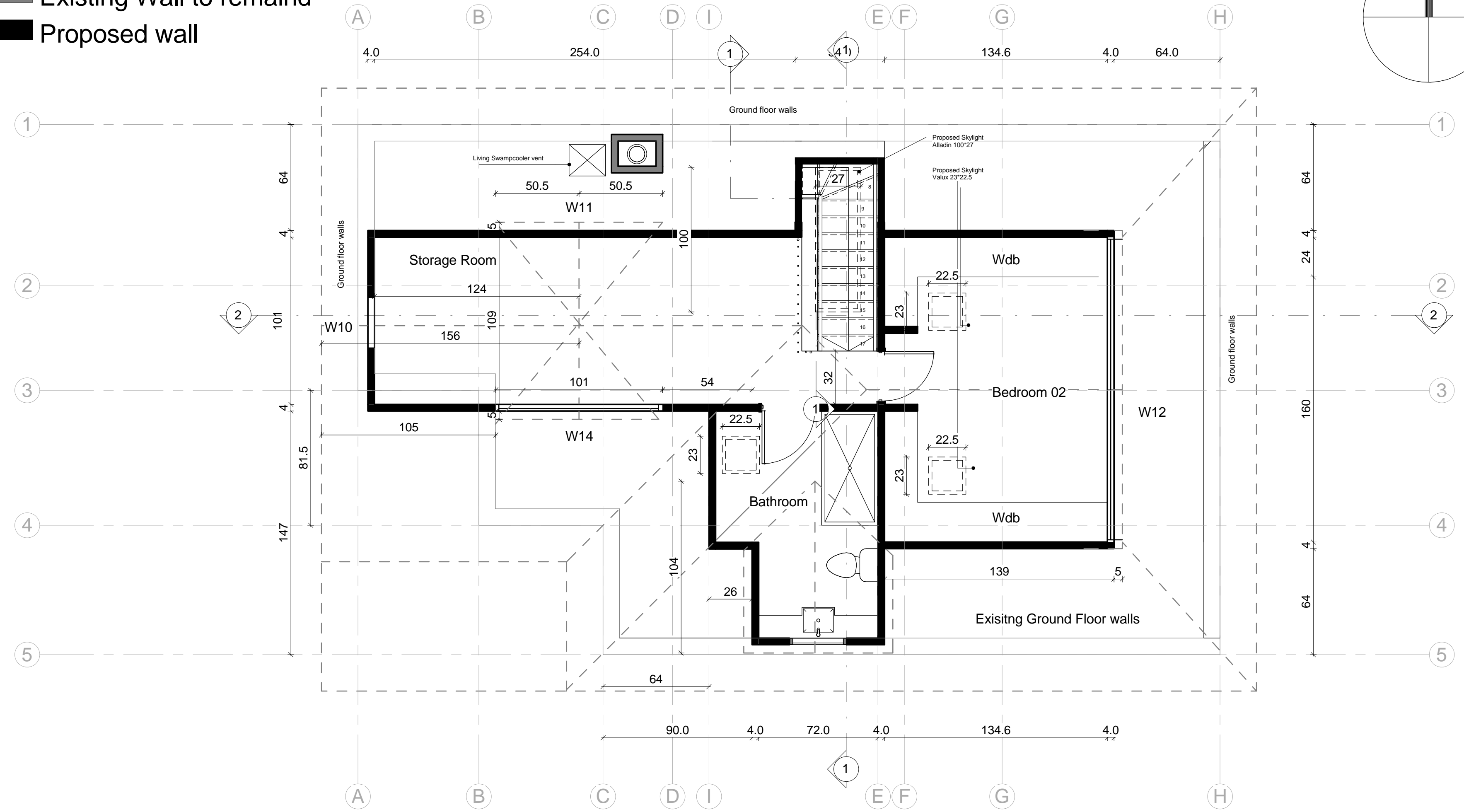
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No.	Revision/Issue	Date

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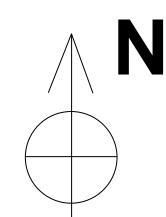
-  Smoke Detector
-  Existing wall to be removed
-  Existing Wall to remain
-  Proposed wall



Storage Room	158.96 ft2
Hall	74.21 ft2
Bathroom	89.50 ft2
Bedroom 02	184.90 ft2

Project Name and Address:

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


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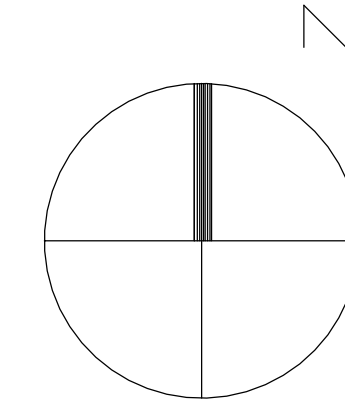
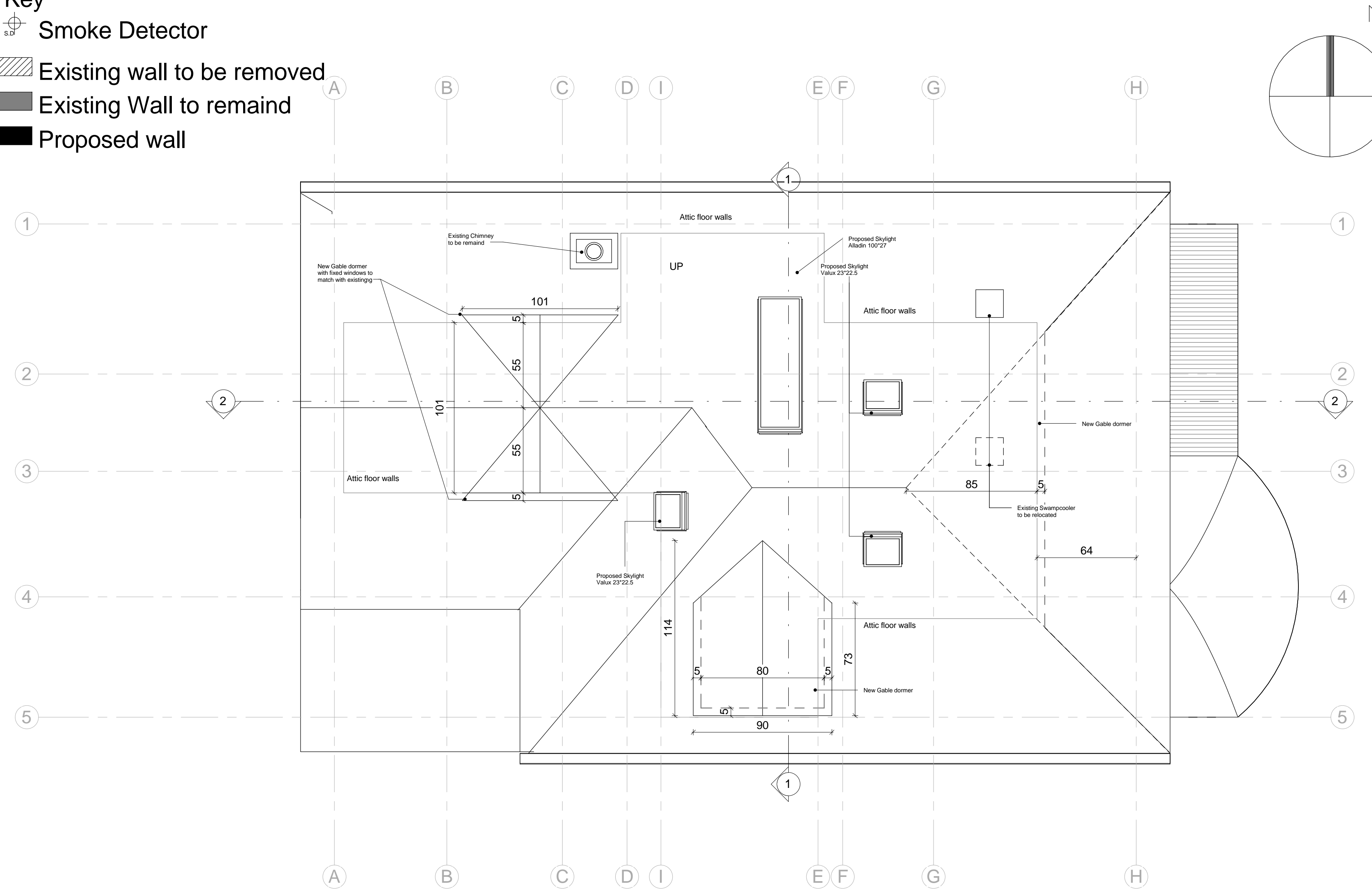
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Proposed Attic Floor

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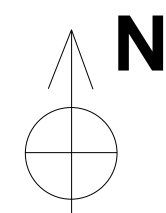
- Key**
-  Smoke Detector
 -  Existing wall to be removed
 -  Existing Wall to remain
 -  Proposed wall



1 Proposed Roof
A-402 1/4" = 1'-0"

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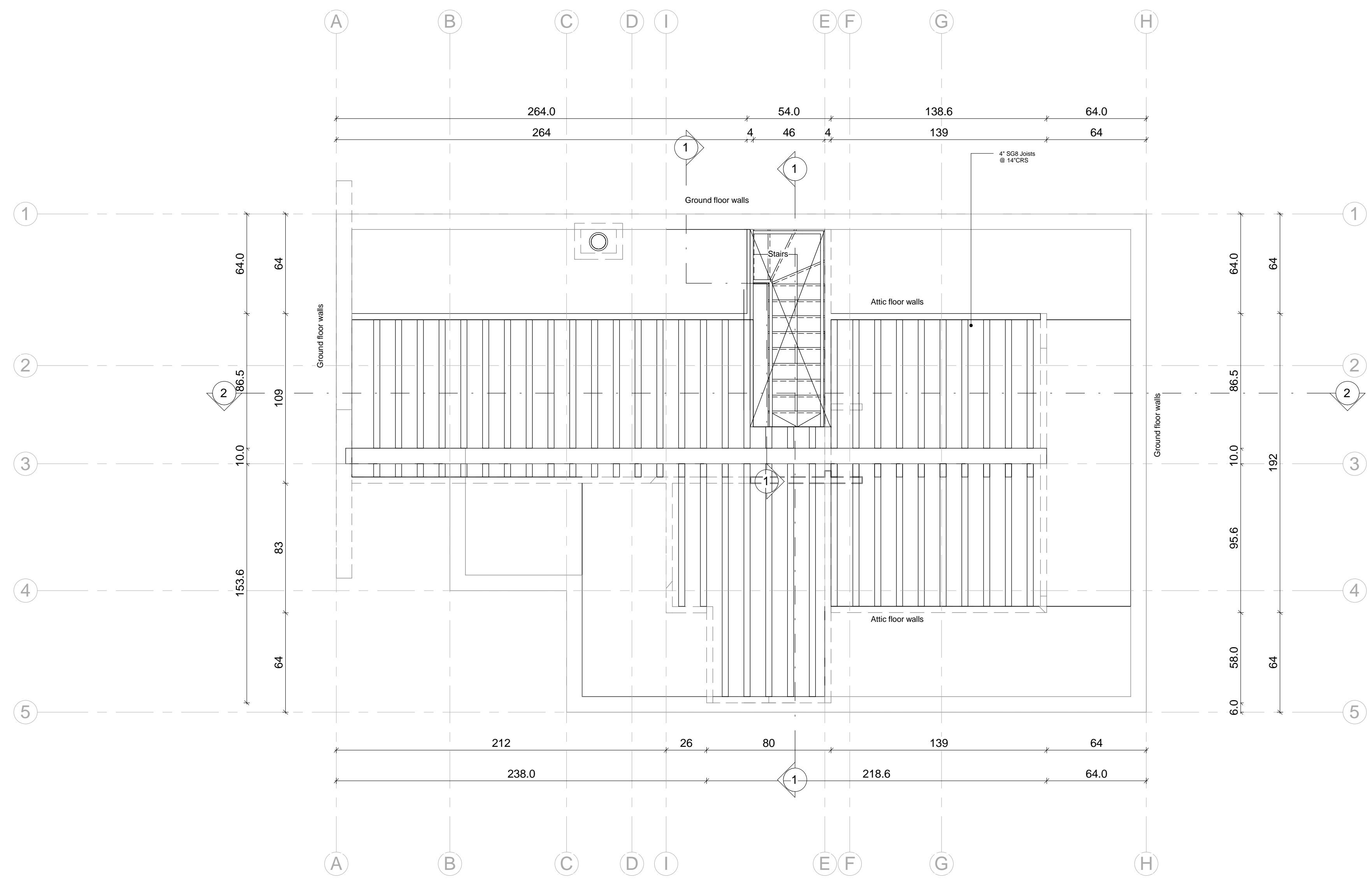
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Proposed Roof Plan

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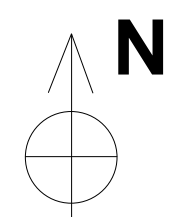
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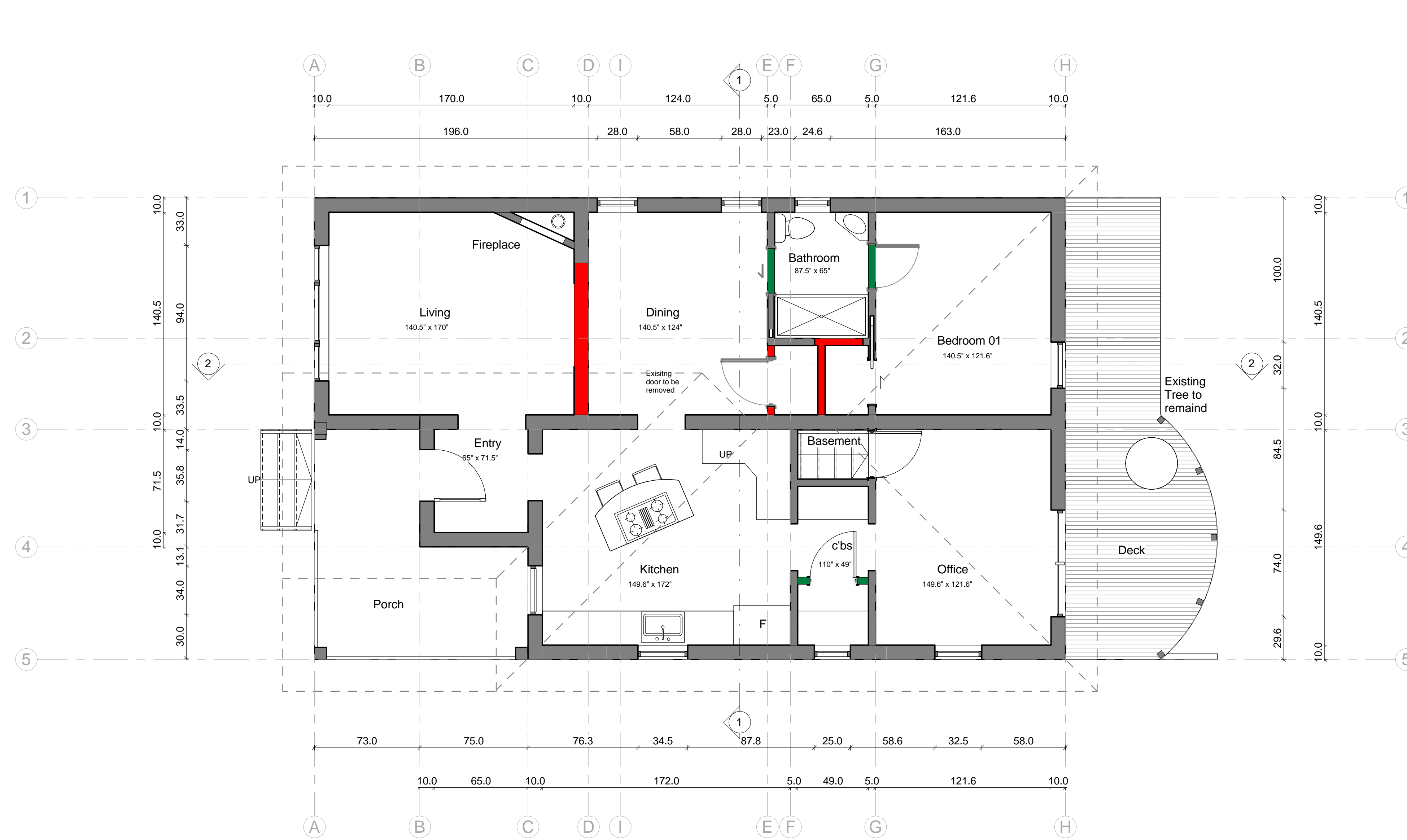
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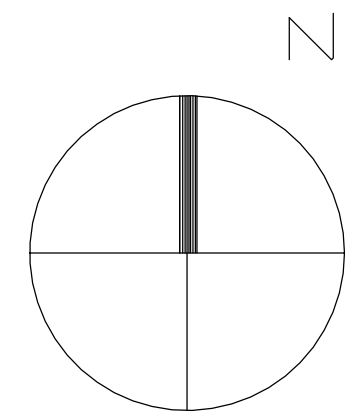
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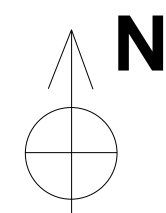
- Key**
- Smoke Detector
 - Existing wall to be removed
 - Existing Wall to remain
 - Proposed wall
 - Demolition walls
 - Proposed wall



1 Demolition Plan
A-404 1/4" = 1'-0"

Project Name and Address:

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Date:
17/10/2018 8:35:21 a.m.
Scale:
@ Arch D 1/4" = 1'-0"

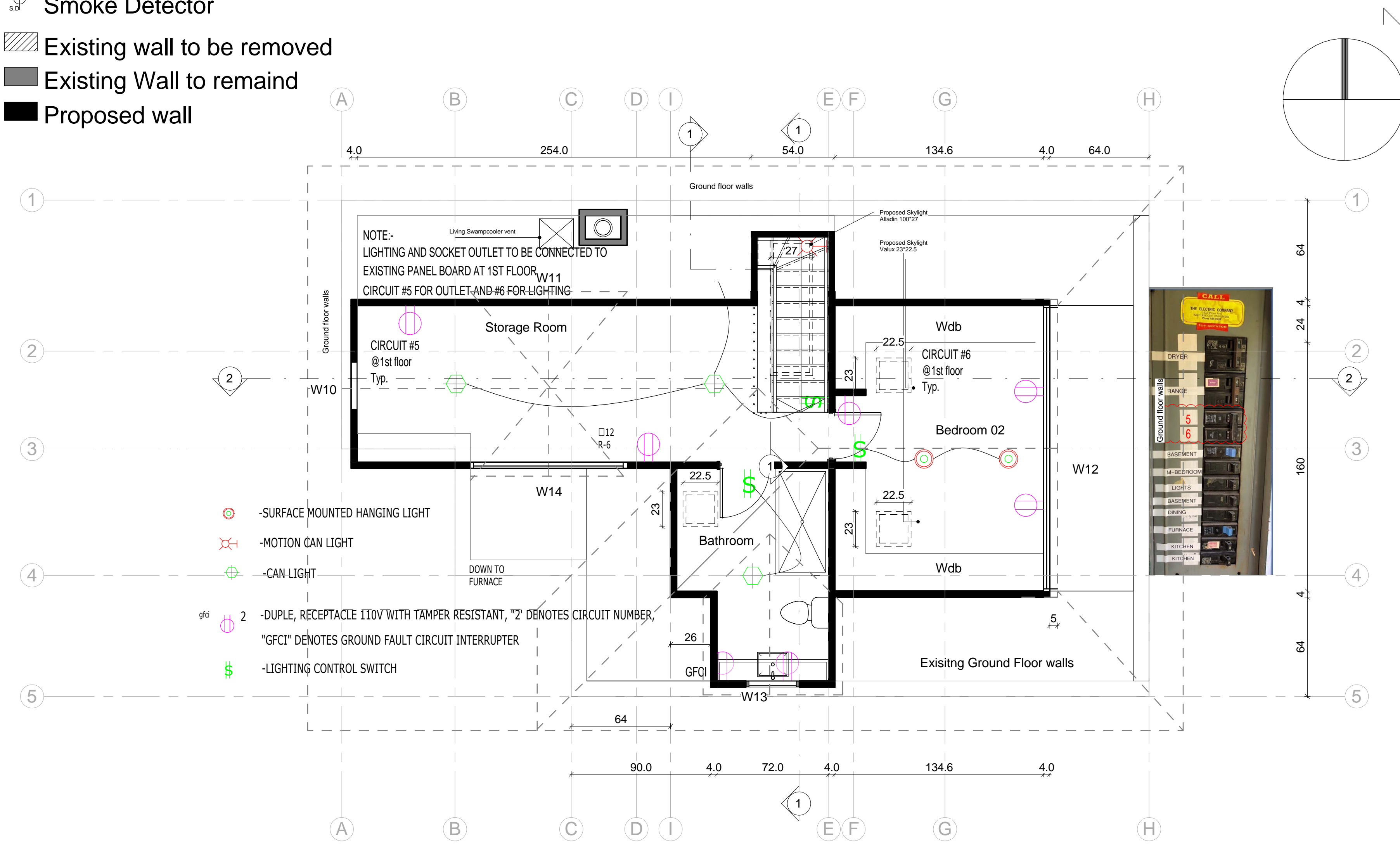
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Demolition Plan

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A-404

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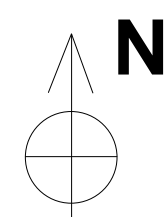
- Key**
-  Smoke Detector
 -  Existing wall to be removed
 -  Existing Wall to remaind
 -  Proposed wall



Storage Room	158.96 ft2
Hall	74.21 ft2
Bathroom	89.50 ft2
Bedroom 02	184.90 ft2

Project Name and Address:

258 J Street, Salt Lake City UT 84103



Date:
17/10/2018 8:35:22 a.m.
Scale:
@ Arch D 1/4" = 1'-0"

DRAWING TITLE:
Proposed MEP Attic Floor

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A-405

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MISCELLANEOUS ELECTRICAL NOTES

1 Provide general use electrical receptacles spaced so that no point along the floor line is more than 6 feet from a receptacle and any wall space two feet or greater has a receptacle (except in bathrooms and kitchens countertops). (2010 CEC 210.52)

2 Arc-fault circuit interrupter is required to serve all rooms except garages, kitchens, and bathrooms. Parlors and closets require AFCI. (2010 CEC 210.12(B) All receptacles must be tamper-resistant.

3 Smoke detectors in new construction and additions are to be 110v with a battery back-up and interconnected. (2010 CBC 314.3.).

11 ALL OUTDOOR RECEPTACLES OUTLETS ARE TO BE NA WEATHER PROOFED INCLOSURE CAPABLE OF REMAINING SHOT WHEN IN USE. AND ALSO GFCI PER ARTICLE 406.8 OF 2010 CEC.

MISCELLANEOUS LIGHTING NOTES

1 NEWLY INSTALLED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY FIXTURES (E.G. FLUORESCENT) OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS.

4 Specify Clearances of closet lights to shelves. Surface mounted incandescent requires 12-inches clearance from shelves and storage space. Surface mounted fluorescent requires 6-inches from shelves and storage space. Recessed incandescent and fluorescent requires 6-inches from shelves and storage space. (2010 CEC 410.8)

5 Provide a dedicated 30 amp circuit for the laundry. (2010 CEC 210.11)

6 Provide a dedicated 20 amp circuit for the furnace and provide a receptacle within 25'. (2010 CEC 210.63)

2 For kitchen lighting, a minimum of 50% of the total rated lighting fixture wattage lighting fixture wattage (based on the maximum allowed for each fixture) shall be fluorescent. The "Residential Kitchen Lighting Worksheet" shall be completed and provided to the building inspector at the rough electrical inspection.

3 New installed lighting in bedrooms, family room, living rooms, hallways, dining rooms, etc. shall be high efficiency fixtures (e.g. fluorescent), or all switches shall be dimmer switches, or be controlled by an occupant sensor with manual on and automatic off controls.

7 Provide a dedicated circuit for the Bathroom outlets. All bathroom outlets to be GFCI.

section 210.11C of 2010 CEC.

8 Kitchen lighting a min. of 50% of the total rated lighting wattage (based on the maximum allowed for each fixture) shall be fluorescent.

The "Residential Kitchen Lighting Worksheet" shall be completed and provided to the building inspector at the rough electrical inspection.

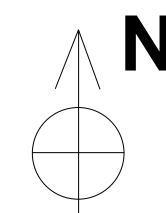
10 All hose bibs to install anti-siphon device

4 Recessed lighting fixtures shall be rated as air-tight (AT) and, when installed in an insulated ceiling shall have an approved zero clearance insulation cover (IC).

5 Outdoor lighting permanently mounted to the building shall be high efficiency fixtures (e.g. fluorescent) or controlled by a motion sensor with integral photocontrol, and WP.

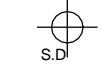
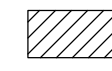


6 Closet lights shall be fluorescent or have a sealed lens. (2010 CEC 410.8)

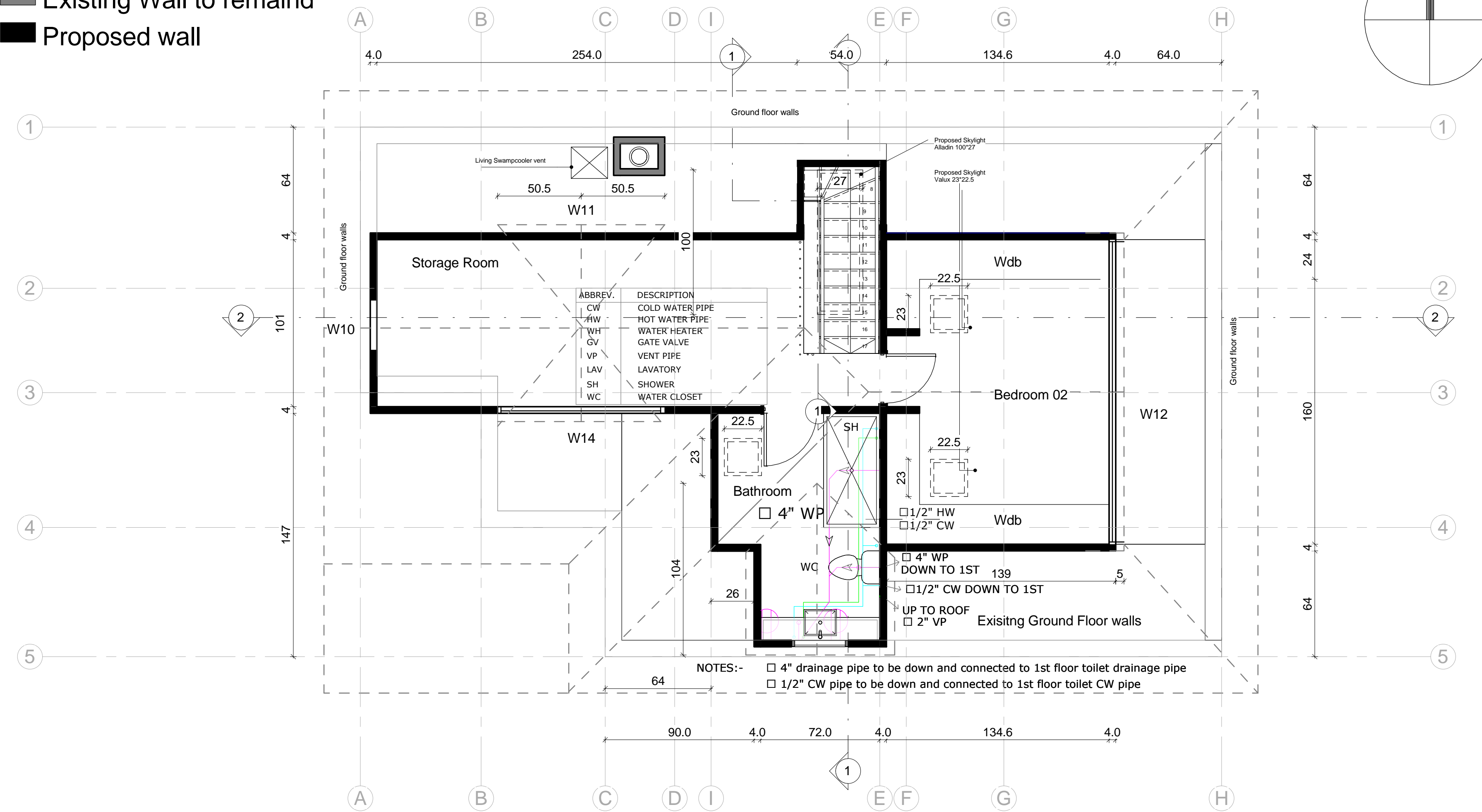
7 All outlets must be tamper resistant per article (2010 CEC 406.11)



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Key

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-  Existing Wall to remain
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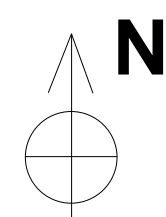


NOTES:-
 □ 4" drainage pipe to be down and connected to 1st floor toilet drainage pipe
 □ 1/2" CW pipe to be down and connected to 1st floor toilet CW pipe

Storage Room	158.96 ft ²
Hall	74.21 ft ²
Bathroom	89.50 ft ²
Bedroom 02	184.90 ft ²

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Plumbing Layout

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PLUMBING / GENERAL NOTES

- BATHTUBS AND WHIRLPOOL BATHTUBS. THE MAX. HOT WATER TEMPERATURE DISCHARGING SHALL BE LIMITED TO 120 DEGREES. CPC 414/2010
- BATHTUBS WASTE OPENING IN FLOOR OVER CRAWL SPACES SHALL BE PROTECTED BY A METAL SCREEN NOT EXCEEDING 12" OR SOLID COVER. CPC 313.12.4 2010
- SHOWERS AND TUB-SHOWERS COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF BOTH THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. 418.0 CPC/2010
- VERIFY AND WHERE WATER PRESSURE EXCEEDS 80 PSI AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED 608.2 C/C / 2010
- INSTALL TEMPERATURE AND PRESSURE RELIEF VALVE WITH MINIMUM 3/4" DRAIN PIPE AND TERMINATE TO THE EXTERIOR OF THE BUILDING OVER WINDOW, DOOR OR VISIBLE LOCATION. DISCHARGE FROM A RELIEF VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED CPC 608.5, 510.8.
 - PROVIDE (ON THE PLANS) A GAS PIPING DIAGRAM OF THE GAS PIPING SYSTEM THAT INCLUDES ALL PIPE SIZES, PIPE LENGTHS AND BTU RATINGS.
 - SUBMIT GAS LOAD CALCULATIONS IN ACCORDANCE WITH CPC TABLE 12-8 TO VERIFY THE PIPE SIZES ARE ADEQUATE FOR THE MAXIMUM DELIVERY CAPACITY OF CUBIC FEET OF GAS PER HOUR.
 - A WHOLE HOUSE GAS TEST IS REQUIRED UPON COMPLETION OF THE INSTALLATION, ALTERATION, OR REPAIR OF ANY GAS PIPING. NOTE ON THE PLANS THE CITY SHALL BE NOTIFIED WHEN GAS PIPING IS READY FOR INSPECTION.
- MAX. 2 GPM SHOWER FIXTURE, MAX.1.5 GPM BATHROOM FAUCET, MAX. 2 GPM KITCHEN FAUCET, AND MAX 1.28 WATER CLOSET TO CONFORM TO CITY REQUIREMENTS.
- BATHROOMS: PROVIDE AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70") WITH A MINIMUM VENTILATION RATE OF 100 CFM.
- NOTE THAT ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10" FROM OR 3' ABOVE ANY WINDOW, DOOR OPENING AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE. (2010 CPC 906)
- IF WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. (2010 CPC 608.2)
- NON-REMOVABLE BACK FLOW PRE-VENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. (2010 CPC 603.4.7)
- HOT WATER RE-CIRCULATING SYSTEM IS INSTALLED, THE ENTIRE LENGTH OF HOT WATER PIPES SHALL BE INSULATED.

HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE INSULATED.

PIPE MATERIAL LIST

DOMESTIC WATER PIPING

ABOVE SLAB INSIDE THE BUILDING SHALL BE SEAMLESS ASTM B 88 TYPE L COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. SOLDER MATERIAL SHALL BE 95.5% LEAD FREE, ASTM B 32. THE USE OF DRILLED-T CONNECTIONS IS NOT PERMITTED.

CONDENSATE AND INDIRECT DRAIN PIPING SHALL BE

TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND COPPER FITTINGS FOR 1-1/4" AND LARGER SIZES, AND 95-5 SOLDER JOINTS.

SANITARY SOIL WASTE AND VENT AND GREASE WASTE PIPING SHALL BE

ABOVE SLAB INSIDE BUILDING SHALL BE ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 AND CHAPTER 15 "FIRESTOP PROTECTION." EXCEPT FOR INDIVIDUAL SINGLE-FAMILY DWELLING UNITS, MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF A MAXIMUM OF 25 AND A SMOKE-DEVELOPED INDEX OF A MAXIMUM OF 50, WHERE TESTED IN ACCORDANCE WITH ASTM E 84 AND UL 723.

BELOW SLAB SHALL BE SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS.

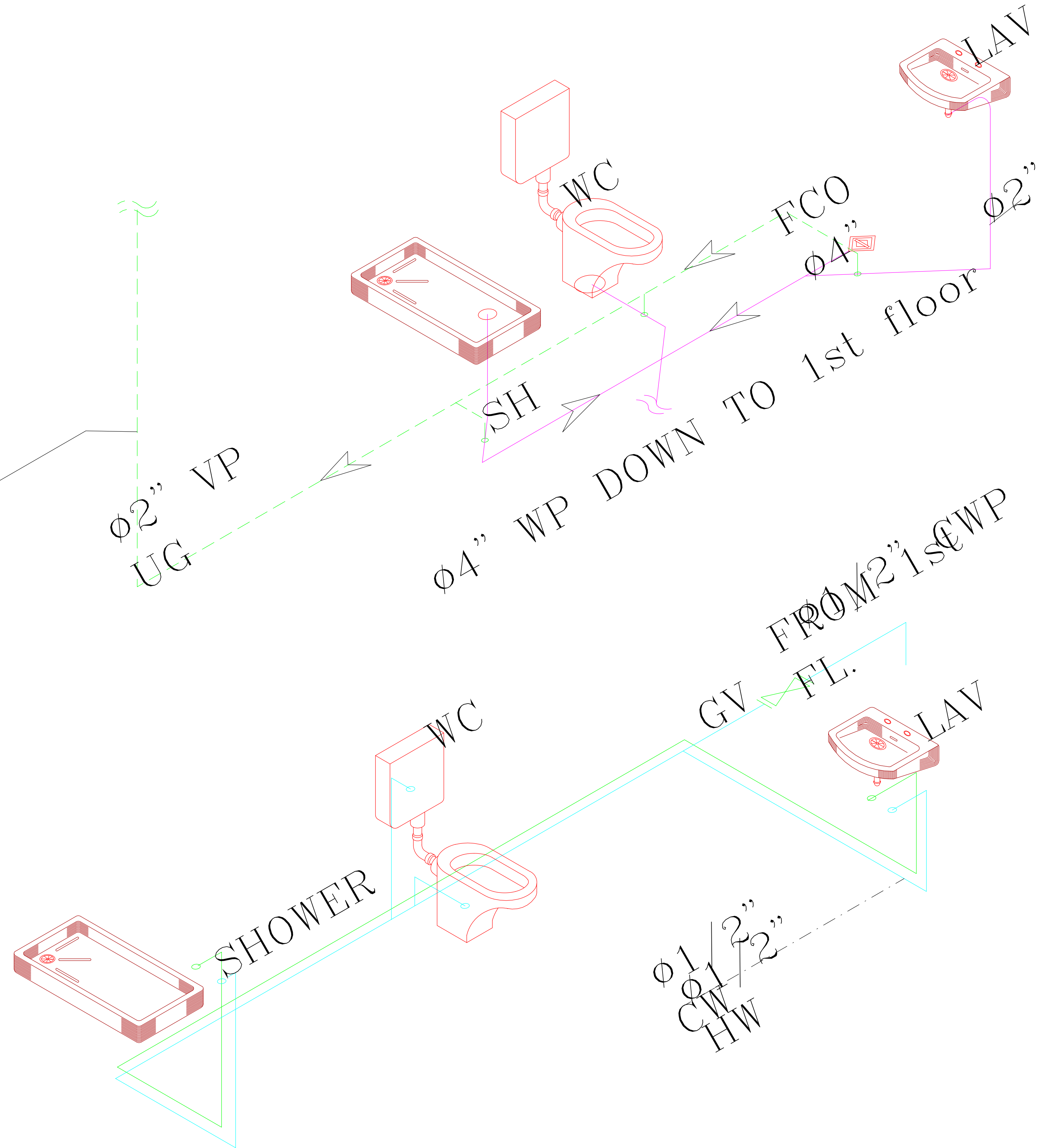
Ø2" VENT
STACK

Ø2" VP
UG

Ø4" WP DOWN TO 1st floor
FCO Ø4"

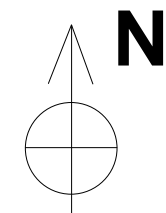
GV FROM 2" 1st floor
FL.

Ø1 1/2"
CW
HW



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


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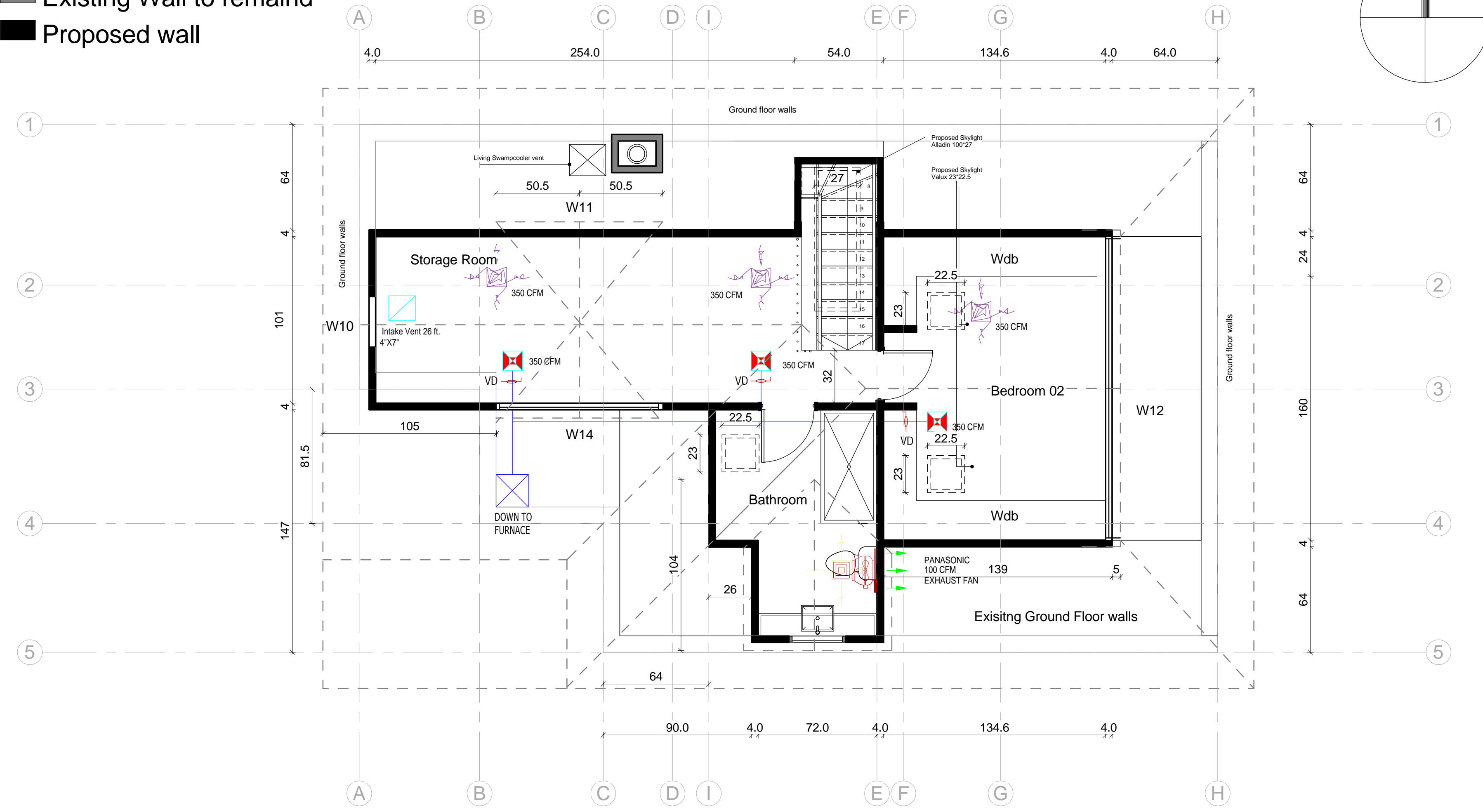
DRAWING TITLE:
Isometric Plumbing

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A-408

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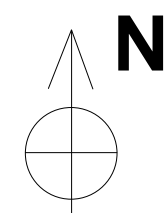
- Key**
-  Smoke Detector
 -  Existing wall to be removed
 -  Existing Wall to remain
 -  Proposed wall



Storage Room	158.96 ft2
Hall	74.21 ft2
Bathroom	89.50 ft2
Bedroom 02	184.90 ft2

Project Name and Address:

258 J Street, Salt Lake City UT 84103



Date:
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@ Arch D 1/4" = 1'-0"

DRAWING TITLE:
HVAC Layout

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DUCTWORK:

1. LOW PRESSURE DUCTWORK: ALL DUCTWORK UNLESS OTHERWISE NOTED SHALL BE FABRICATED OF GALVANIZED SHEET STEEL IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA DUCT CONSTRUCTION STANDARDS FOR 2" PRESSURE CLASS. ALL DUCT SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS. FLEXIBLE DUCT CONNECTORS SHALL BE PREINSULATED WHERE INSULATION IS REQUIRED AND SHALL BE CLASSIFIED AS CLASS I OR CLASS O FLEXIBLE CONNECTORS IN ACCORDANCE WITH UL 181. FLEXIBLE CONNECTORS SHALL NOT EXTEND MORE THAN 10 FEET IN LENGTH.

3. PROVIDE 1" THICK ACOUSTICAL DUCT LINING WITH AN AVERAGE DENSITY OF 1 1/2 LBS./CF. IN FIRST TEN FEET OF RETURN DUCT AND WHERE INDICATED. DUCT LINER SHALL HAVE FIRE RESISTANT INNER COATING TO PREVENT DELAMINATION OF FIBERS AND SHALL MEET NFPA AND UL REQUIREMENTS.

ACCESSORIES:

1. PROVIDE DUCTWORK ACCESSORIES IN ACCORDANCE WITH SMACNA STANDARDS. PROVIDE TURNING VANES IN ALL RECTANGULAR ELBOWS. WHERE SPACE PERMITS CONTRACTOR MAY PROVIDE RADIUS ELBOWS WITH A STANDARD CENTERLINE RADIUS EQUAL TO 1 1/2 TIMES THEIR WIDTH IN LIEU OF RECTANGULAR ELBOWS SHOWN ON PLANS. ALL RECTANGULAR DUCT TAPS SHALL BE MADE WITH 45 DEGREE ENTRY. ALL ROUND TAPS OVER 6" SHALL BE MADE WITH CONICAL TEES.

2. PROVIDE MANUAL VOLUME DAMPERS WHERE INDICATED AND AT ALL TAPS TO INDIVIDUAL DIFFUSERS.

AIR OUTLETS AND INLETS:

- DIFFUSERS SHALL HAVE AN NC RATING OF NOT MORE THAN 35 FOR ANY OCCUPIED SPACE. THROW AND DROP SHALL MEET MANUFACTURERS PUBLISHED RECOMMENDATIONS. PRIME DIFFUSERS FOR FIELD PAINTING AS INDICATED ON ARCHITECTURAL DRAWINGS.
- LOUVERED FACE SUPPLY DIFFUSERS SHALL BE TITUS MODEL TDC OR APPROVED EQUAL. PROVIDE SQUARE OR ROUND NECK AS INDICATED AND FRAME TYPE TO MATCH CEILING CONSTRUCTION.
- EXHAUST AND RETURN AIR GRILLES SHALL BE TITUS MODEL 350RL STEEL LOUVERED GRILLES WITH 3/4 INCH SPACING.

RECTANGULAR DUCT SIZE ESTIMATE									
Design CFM	Duct Height - Net inside dimension in inches								
	4"	CFM	6"	CFM	8"	CFM	10"	CFM	12"
60	6x4	60	4x6	90	4x8	120	4x10	150	4x12
90	8x4	110	6x6	160	6x8	215	6x10	270	6x12
120	10x4	160	8x6	230	8x8	310	8x10	400	8x12
150	12x4	215	10x6	310	10x8	430	10x10	550	10x12
180	14x4	270	12x6	400	12x8	550	12x10	680	12x12
210	16x4	320	14x6	490	14x8	670	14x10	800	14x12
240	18x4	375	16x6	580	16x8	800	16x10	950	16x12
270	20x4	430	18x6	670	18x8	930	18x10	1100	18x12
300	22x4	490	20x6	750	20x8	1060	20x10	1250	20x12
330	24x4	540	22x6	840	22x8	1200	22x10	1400	22x12
		600	24x6	930	24x8	1320	24x10	1600	24x12
		650	26x6	1020	26x8	1430	26x10	1750	26x12
		710	28x6	1100	28x8	1550	28x10	1950	28x12
		775	30x6	1200	30x8	1670	30x10	2150	30x12
				1300	32x8	1800	32x10	2300	32x12
				1400	34x8	1930	34x10	2450	34x12
				1500	36x8	2060	36x10	2600	36x12
						2200	38x10	2750	38x12
						2350	40x10	2900	40x12
								3050	42x12

Rectangular sheet metal duct = .07" on most metal duct calculators

INSTRUCTIONS FOR USE

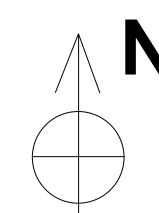
- Step One - Identify the volume of air that will be passing through the duct
- Step Two - Select the duct size from the table that can carry that volume of air
- Step Three - If desired airflow exceeds the CFM rating, increase to the next duct size
- Step Four - Listed CFM is based on typical field results and may vary, install dampers
- Step Five - If duct run exceeds 25', or has excessive transitions, increase to the next size
- Step Six - Design alone is inadequate, always prove design by test and balance.

BATH EXHAUST FAN SCHEDULE						
EQUIPMENT NO.	SERVICE	LOCATION	CFM	MOTOR	MANUFACTURER & MODEL	NOTES
				VOLT.-PH.		
EF-1	RESTROOM	CEILING - SEE PLAN	80/100	120/1	Panasonic FV-08-11VF5	1

AIR-CONDITIONING LEGEND	
	SUPPLY DUCT
	SUPPLY CEILING DIFFUSER
	RETURN CEILING DIFFUSER
	EXHAUST CEILING DIFFUSER
	EXHAUST FAN INLINE TYPE
	REFRIGERANT PIPES
	VOLUME DUMPER

Project Name and Address:

258 J Street, Salt Lake City UT 84103



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DRAWING TITLE: **HVAC Spec**

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Building Materials:

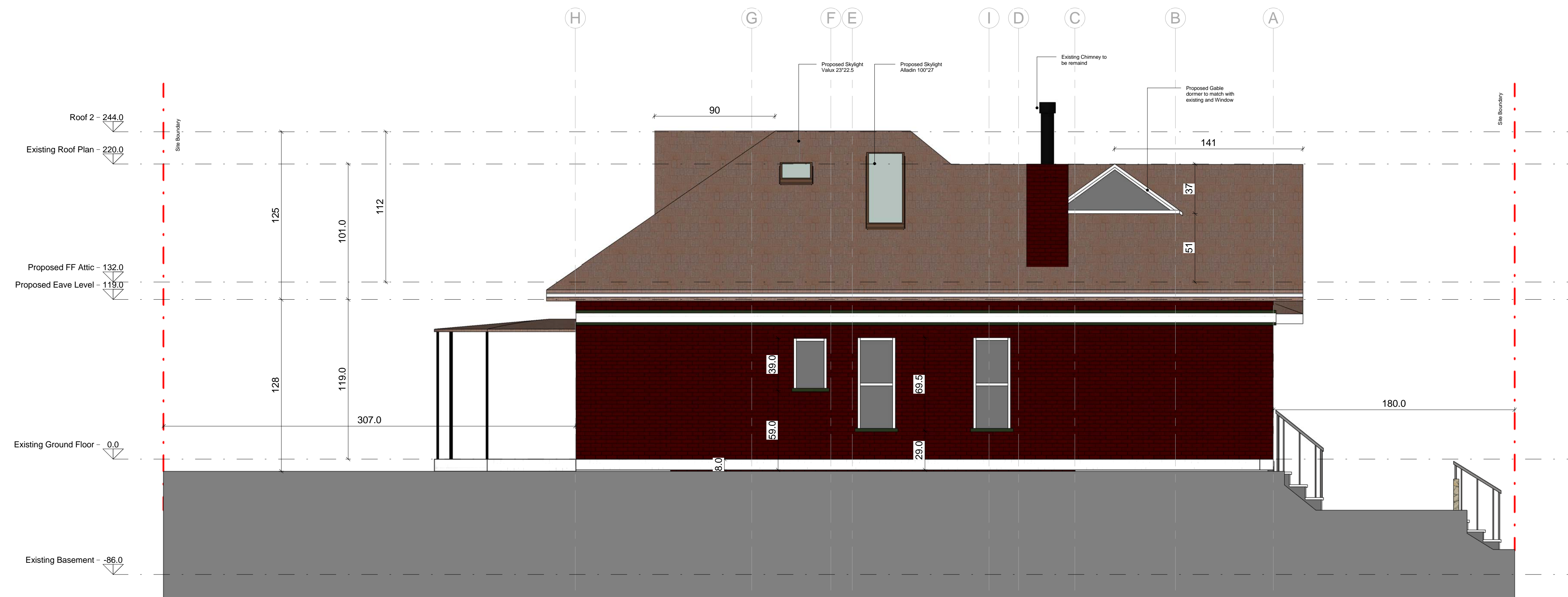


IKO Cambridge Architectural Shingle AGED REDWOOD



Cedar Shingle Siding painted white

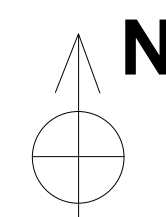
1 Proposed West Elevation
A-500 1/4" = 1'-0"



2 Proposed North Elevation
A-500 1/4" = 1'-0"

Project Name and Address:

258 J Street, Salt Lake City UT 84103



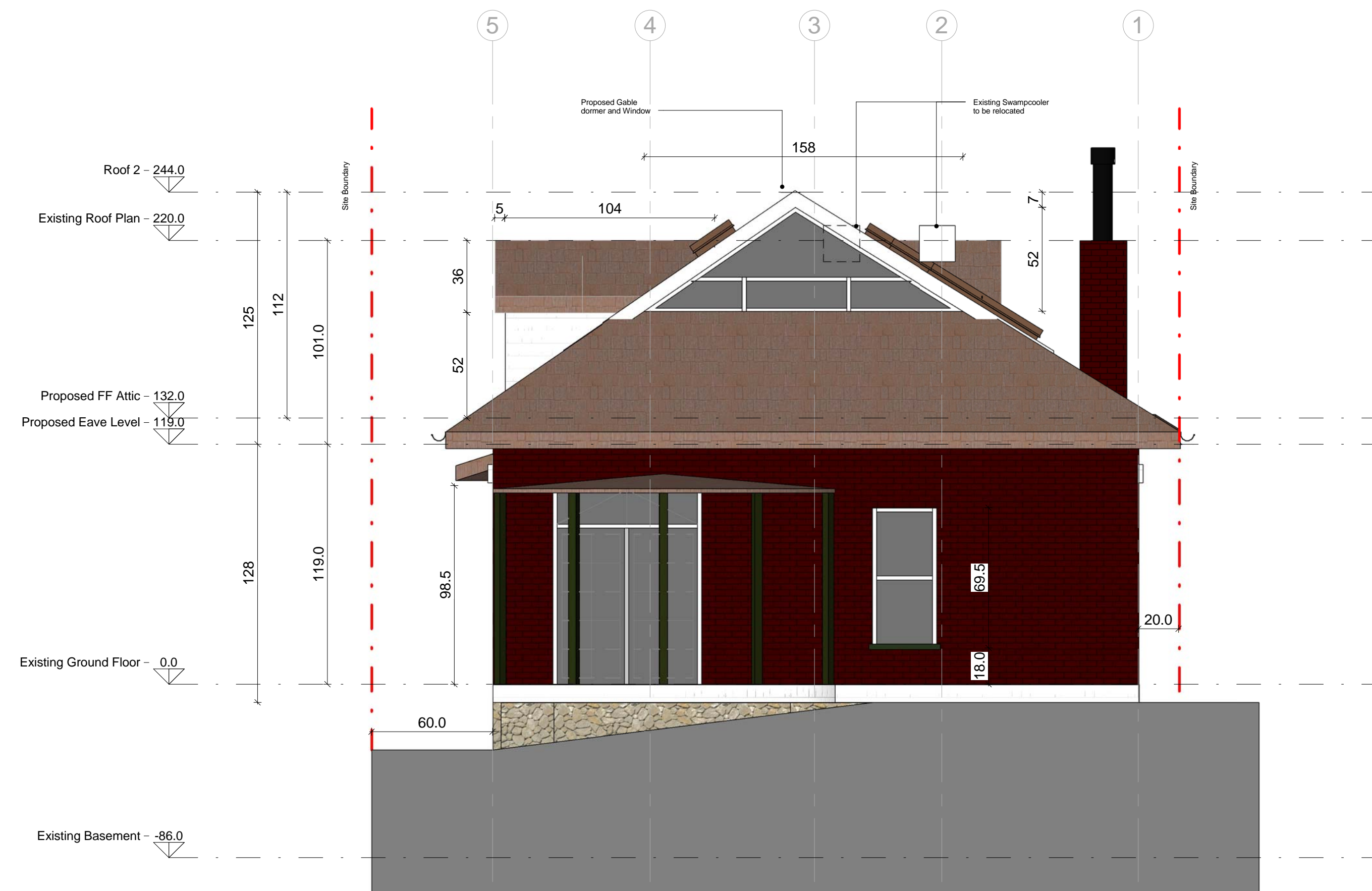
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DRAWING TITLE:
Proposed Elevation West & North

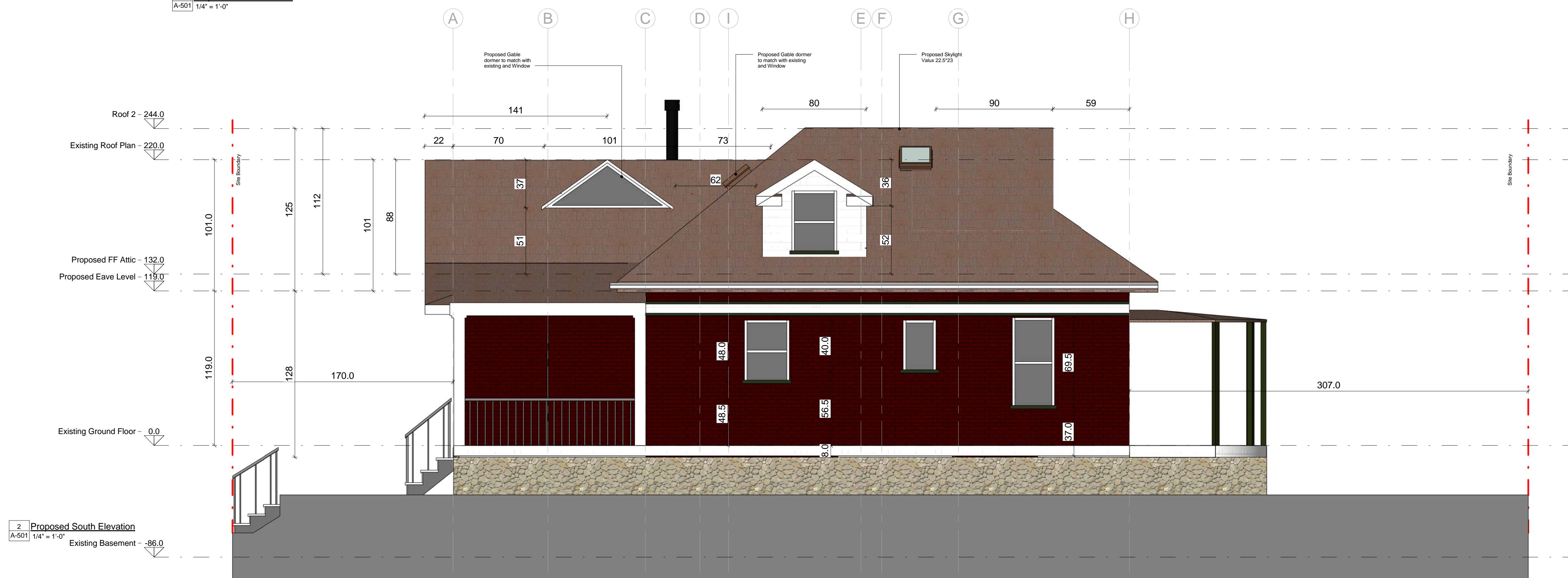
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A-500

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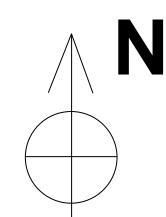
1 Proposed East Elevation
A-501 1/4" = 1'-0"



2 Proposed South Elevation
A-501 1/4" = 1'-0"

Project Name and Address:

258 J Street, Salt Lake City UT 84103



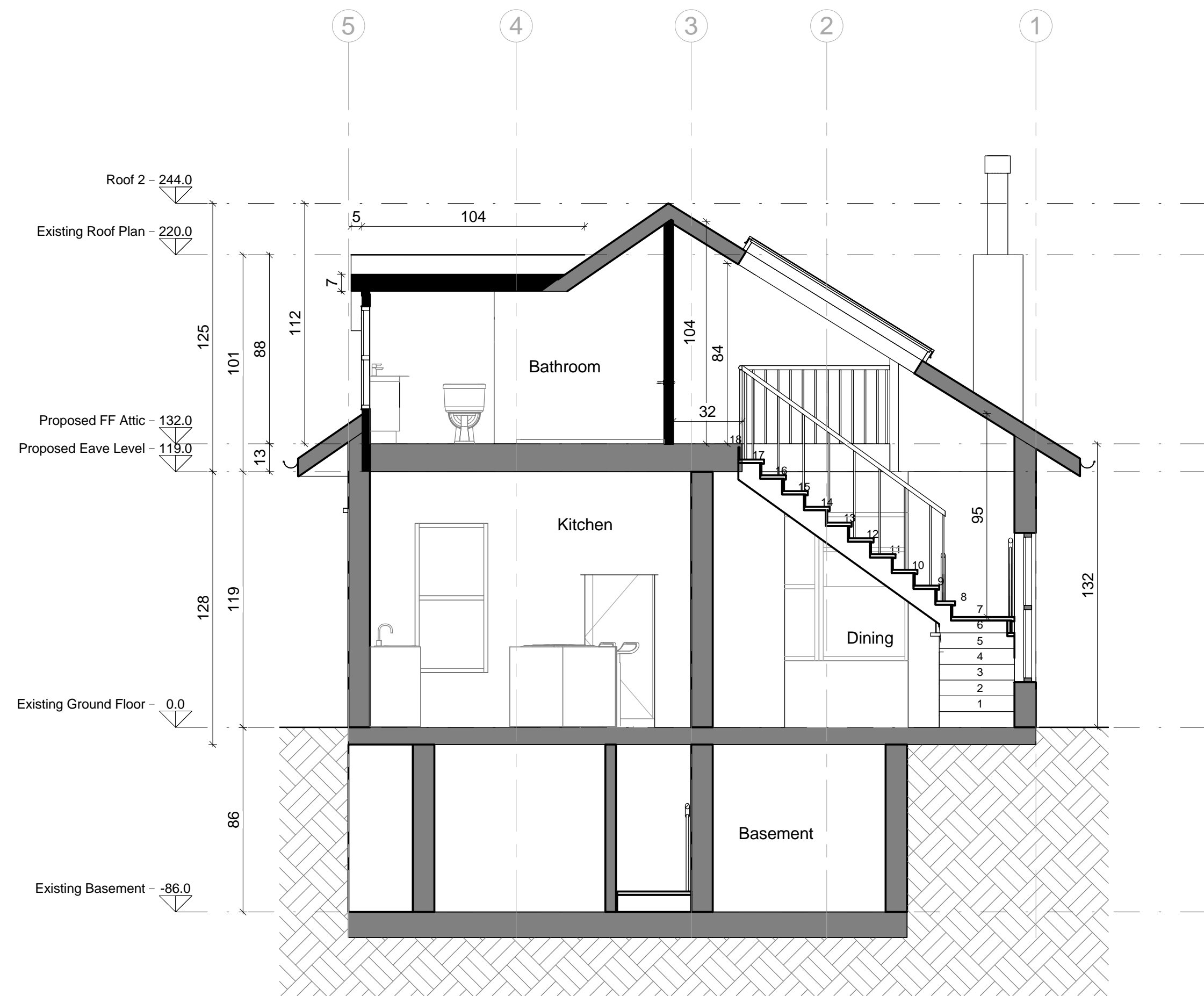
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DRAWING TITLE:
Proposed Elevation East & South

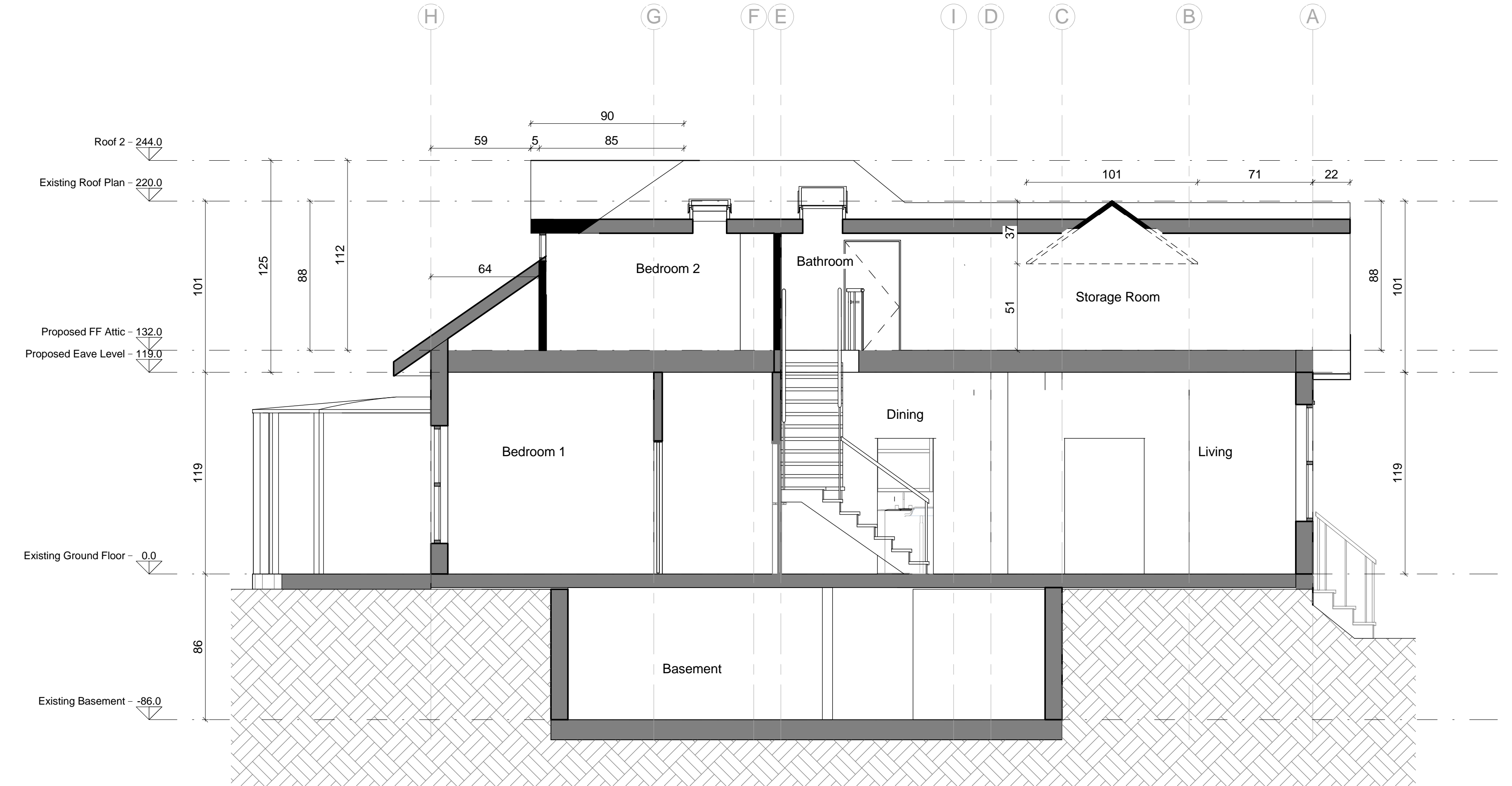
Sheet :
A-501

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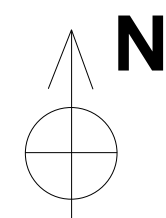
1 Sección 0
A-502 1/4" = 1'-0"



2 Sección 1
A-502 1/4" = 1'-0"

Project Name and Address:

258 J Street, Salt Lake City UT 84103



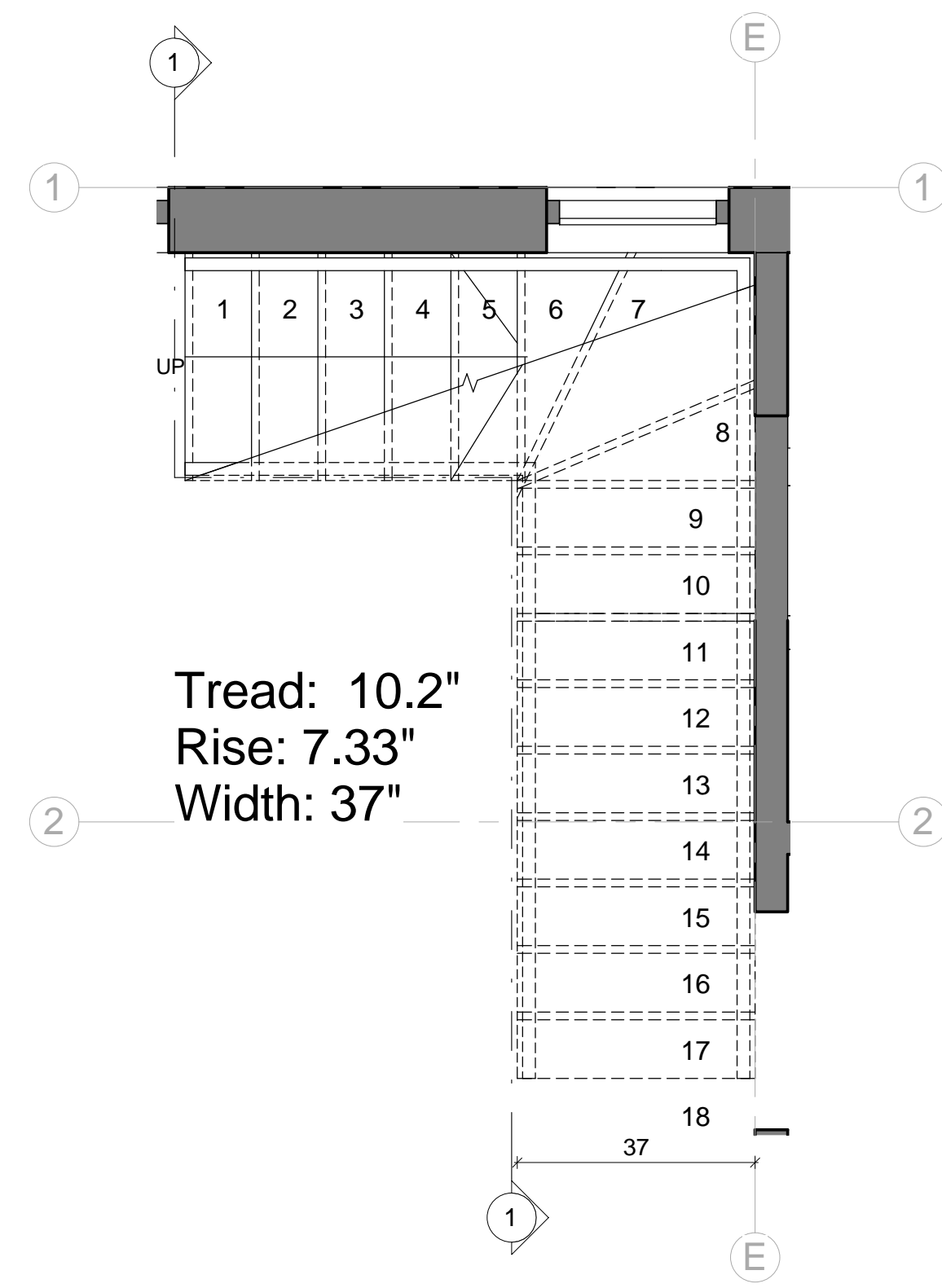
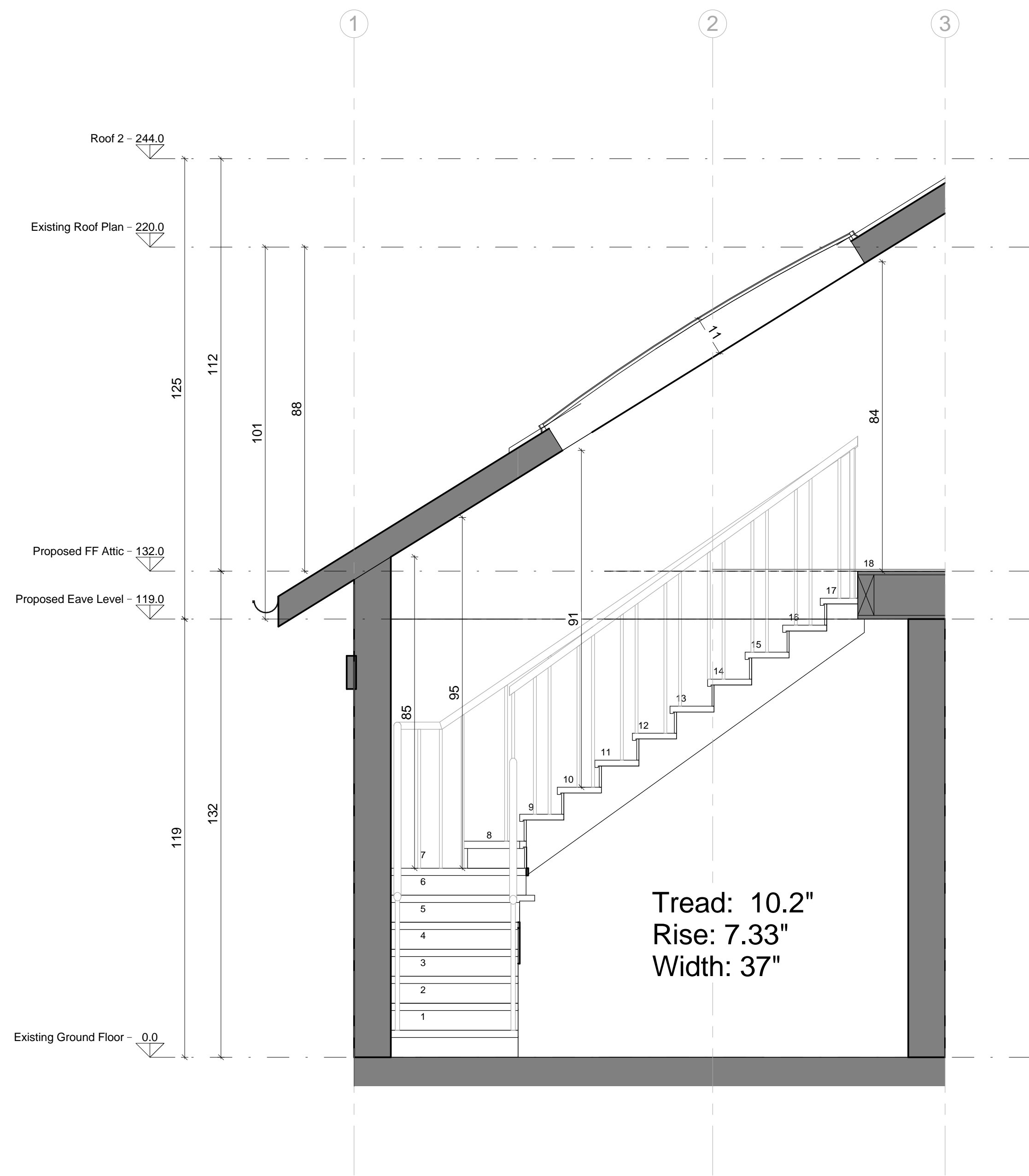
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DRAWING TITLE:
Sections

Sheet :
A-502

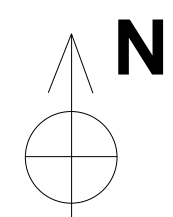
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Project Name and Address:

258 J Street, Salt Lake City UT 84103



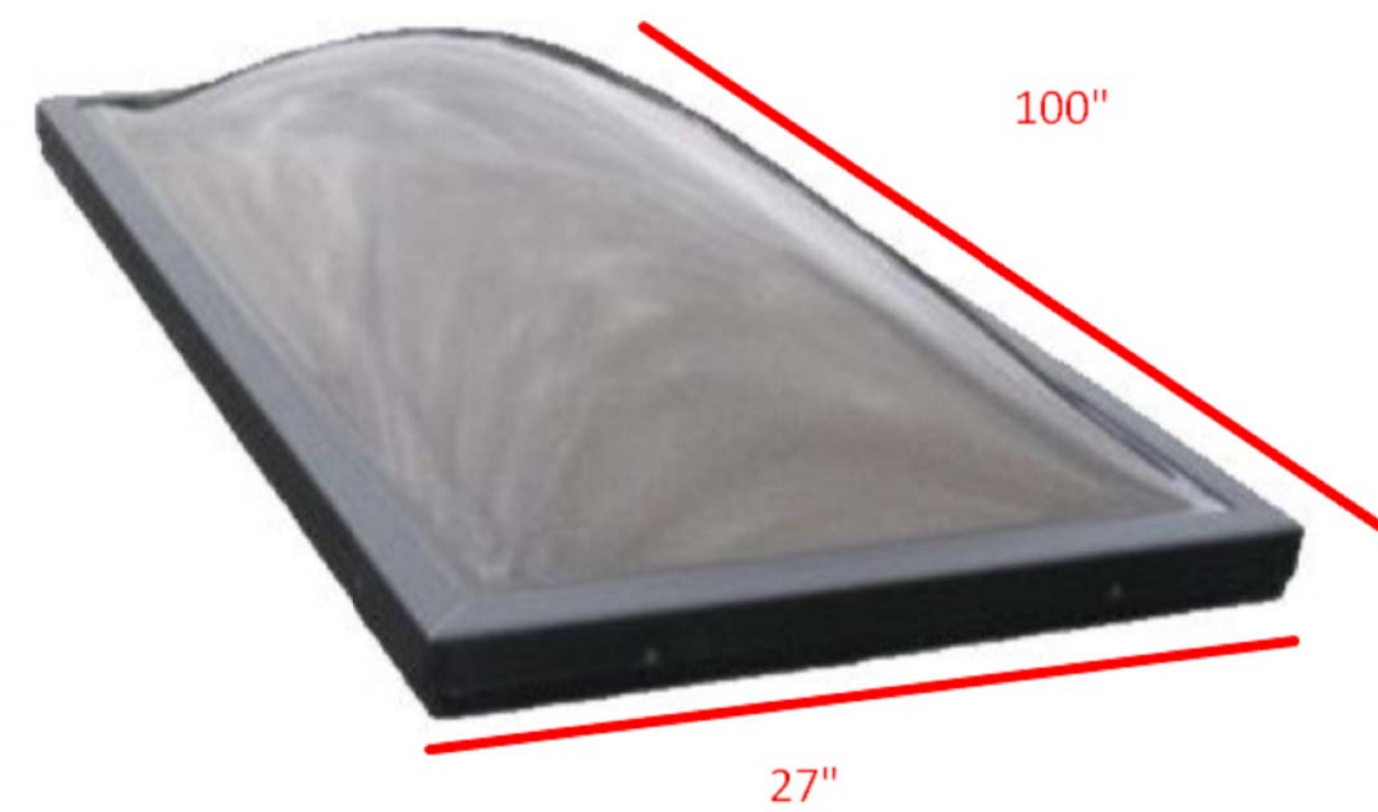
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DRAWING TITLE:
Stairs Detail

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A-503

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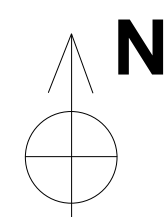
Alladin Skylight 100" x 27" - Stairs



Velux Skylight 23" x 22.5" - Bathroom (1) Bedroom (2)

Project Name and Address:

258 J Street, Salt Lake City UT 84103



Date: 17/10/2018 8:35:52 a.m.
Scale: @ Arch D 1/4" = 1'-0"

DRAWING TITLE:

Windows schedule

Sheet :

A-504

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