

**C1 BASEMENT** 1965 SF  
SCALE: 3/16" = 1'-0"

**BASEMENT GENERAL NOTES:**

- TILE ALL BATHROOMS AND LAUNDRY. ALL OTHER FINISHED AREAS TO HAVE CARPET.
- HEAT LOSS CALCULATIONS TO BE PROVIDED BY HVAC SUBCONTRACTOR.
- NAME, MAKE, MODEL, BTU'S AND EFFICIENCY OF FURNACE TO BE COORDINATED WITH OWNER AND HVAC SUBCONTRACTOR.
- HVAC SUBCONTRACTOR TO PROVIDE DRAWING OF FURNACE AND WATER HEATER VENTING; INCLUDING HEIGHT, SIZE AND TYPE OF VENTS.
- ALL CEILINGS ARE 9'-0" ABOVE FINISH FLOOR, U.N.O.
- BACKWATER VALVES: FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVICING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS. IRC P3008.1.
- ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST BE 18" X 18" WHERE EQUIPMENT IS MORE THAN 2' FROM ACCESS OPENING AND 12" X 12" IF SUCH EQUIPMENT IS LESS THAN 2' FROM ACCESS OPENING.
- ALL EXTERIOR CONCRETE WALLS SHALL BE INSULATED W/ R-11 BATT INSULATION.

**BASEMENT KEYNOTES:**

- FLOOR DRAIN
- PROVIDE DRY VENTING TO PLUMBING VENTS ON MAIN FLOOR - AS SHOWN
- SEE STRUCTURAL PLANS FOR SIZE & LOCATION OF COLUMNS & HEADERS
- (2) 40 GAL. QUICK RECOVERY GAS FIRED WATER HEATER PROVIDE CUSTOM GUARDRAIL +36" W/ SPACES SUCH THAT A 4" DIA. SPHERE SHALL NOT PASS - SEE SECTION FOR DIMENSIONING
- FURNACE SERVING BASEMENT LEVEL & MAIN FLOOR - PROVIDE COMBUSTION AIR FROM OUTSIDE
- HOT WATER LINES TO HAVE 1/2" FOAM INSULATION
- SECURE TOP & BOTTOM 1/3 OF WATER HEATER W/ APPROVED SEISMIC STRAPS & INSTALL EXPANSION TANK PER LOCAL REQUIREMENTS
- FLUE TO ROOF TO SERVE WATER HEATER & FURNACE
- FOOTING & FOUNDATION - SEE STRUCTURAL FOR SIZES
- PROVIDE SOLID BLOCKING BEHIND ALL CABINETS
- DOUBLE SINK - IF PLUMBING MANIFOLD SYSTEM IS BEING USED, SYSTEM MUST BE ACCESSIBLE

**MECHANICAL GENERAL NOTES:**

- ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
- MECHANICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
- MECHANICAL CONTRACTOR TO PROVIDE COMBUSTION AIR TO FURNACE AREA IN ACCORDANCE WITH CURRENT NATURAL GAS COMPANY SPECIFICATIONS. COMBUSTION AIR TO BE PLACED PER LOCATION SHOWN ON MECHANICAL PLAN. PROVIDE WHITE METAL EXTERIOR GRILLE.
- ALL MECHANICAL SYSTEMS SHALL BE SIZED LARGE ENOUGH TO HEAT/COOL BASEMENTS WHEN FINISHED.
- ALL SUPPLY AND RETURN AIR PLENUMS ARE SHOWN IN APPROXIMATE LOCATIONS. MECHANICAL CONTRACTOR TO PROVIDE EXPERTISE IN ACTUAL LOCATIONS OF PLENUMS TO MINIMIZE FUR-DOWNS IN FUTURE BASEMENT AREA.
- PROVIDE EXHAUST FAN IN BATHROOM AND/OR WATER CLOSET COMPARTMENT. EXHAUST AIR SHALL NOT DISCHARGE INTO SOFFIT. MECHANICAL CONTRACTOR TO PROVIDE 4" METAL DUCTING FROM RESTROOM FANS TO EXTERIOR WITH WHITE METAL TERMINATION CAP.
- FOR CONDENSER LOCATIONS SEE MECHANICAL PLANS.
- VERIFY "FIT" OF DUCTS AND PIPING PRIOR TO FABRICATION.
- OFFSET FLU STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE. PAINT ALL FLU STACKS TO MATCH SHINGLE COLOR.
- MECHANICAL CONTRACTOR TO PROVIDE 4" DIA. METAL DUCTING FROM DRYER LOCATION TO EXTERIOR W/ WHITE TERMINATION CAP. DUCTS TO BE METAL W/ SMOOTH INTERIOR SURFACES EQUIPPED W/ BACK DRAFT DAMPERS, TERMINATE AT THE EXTERIOR OF THE BUILDING, AND NOT BE INSTALLED W/ SHEET METAL SCREWS. MAX DRYER DUCT LENGTH 14'-0" W/ (2) 90 DEGREE ELBOWS. IF OVER THIS LENGTH AN EXHAUST FAN MAY BE USED.
- ALL GAS LINES MUST BE PRESSURE TESTED AT ROUGH INSPECTION. QUESTAR GAS NO LONGER PROVIDES THIS SERVICE AND IS THEREFORE REQUIRED BY THE HVAC CONTRACTOR AT ROUGH INSPECTION.
- GAS LOG APPLIANCES WITHOUT A FLAME SAFEGUARD DEVICE (AUTO LIGHTING DEVICE OR PILOT) SHALL NOT BE PERMITTED.
- FIREPLACE FLUES SHALL BE SEPARATED FROM ATTIC SPACES BY A SHAFT OF 5/8" SHEET ROCK OR 3/4" STRAND BOARD OR PLYWOOD AND SHALL BE FIRE BLOCKED.
- CSST STAINLESS STEEL GAS LINE MAY BE USED BUT MUST BE SIZED AND APPROVED BEFORE INSTALLATION. ANY CSST INSTALLED MUST BE VISUALLY INSPECTED AND PRESSURE TESTED BEFORE BEING CONCEALED WITHIN CONSTRUCTION.
- NO CLOTH TYPE DUCT TAPE IS ALLOWED. METALLIC OR FOIL TAPE MUST BE USED.
- ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
- GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
- GAS PIPING SHALL NOT PENETRATE A BUILDING FOUNDATION BELOW GRADE.
- VENTS FOR FURNACES AND WATER HEATERS SHALL BE SIZED IN ACCORDANCE WITH THE GAMMA VENT TABLES 803 TO 804 AS LISTED IN THE 2003 IMC.
- IF FORCED AIR UNIT IS LOCATED WHERE CONDENSATION MAY DAMAGE BUILDING COMPONENTS, A WATER DETECTION DEVICE MUST BE INSTALLED OR RUN SECONDARY LINE TO OBSERVABLE LOCATION.
- PROVIDE CARBON MONOXIDE ALARMS ON EACH FLOOR WHERE A FUEL BURNING APPLIANCE WILL BE INSTALLED.

**PLUMBING GENERAL NOTES:**

- ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
- PLUMBING CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
- PLUMBING CONTRACTOR SHALL PROVIDE 11/4" COPPER SUPPLY LINE FROM WATER METER TO FURNACE ROOM. WATER LINE TO BE PLACED UNDER SLAB WHERE APPLICABLE.
- PLUMBING CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF UNDERGROUND UTILITIES. COORDINATE WITH ALL OTHER TRADES PRIOR TO MAKING FINAL CONNECTIONS.
- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL FIXTURES.
- INTERIOR WASTE AND VENT LINES TO A.B.S.
- INTERIOR COPPER TO BE TYPE "M" INSTALLED WITH PLASTIC ISOLATORS.
- NO SUBSTITUTIONS FROM FIXTURE SCHEDULE ARE ALLOWED, EXCEPT BY OWNERS APPROVAL.
- PROVIDE C.P. ESCUTCHEONS AT PIPE SLEEVES FOR EXPOSED BARE PIPE. PACK ANNULUS AT 1 HOUR FIRE WALLS. PLUMBING LINES THROUGH GARAGE FIRE WALLS MUST BE METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, AND SUPPLY LINES. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
- PROVIDE A PRESSURE REGULATOR AND SHUTOFF VALVE, FOR LOCATION SEE PLUMBING PLAN.
- OFFSET ALL VENT STACKS IN ATTIC SPACE TO REAR OF ROOF WHERE POSSIBLE.
- PROVIDE 1.6 GALLON PER FLUSH TOILETS AND 2.5 GALLON PER MINUTE SHOWER HEADS.
- PROVIDE EXPANSION TANKS FOR WATER HEATERS AS PER LOCAL JURISDICTION.
- NO SLIP JOINT PLUMBING CONNECTIONS IN CONCEALED CONSTRUCTION AREAS (BATH TUBS).
- INDIVIDUALLY INSULATE ALL PLUMBING, SUPPLY AND DRAIN LINES IN AREAS SUBJECT TO FREEZING (EXTERIOR WALLS, ATTICS, CRAWL SPACES, AND GARAGES). SPRAY URETHANE HAS BEEN SHOWN TO PREVENT FREEZING PROBLEMS.
- PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALLS MUST BE METAL PIPING OR HAVE AN APPROVED THROUGH PENETRATION FIRE STOP INSTALLED.
- PROVIDE ANTI-SCALD SHOWER VALVES ON ALL SHOWER AND TUB COMBINATION INSTALLATIONS.
- PROVIDE 21" CLEARANCE IN FRONT OF ALL SINKS, WATER CLOSETS AND TUBS. PROVIDE 24" CLEARANCE IN FRONT OF SHOWER DOORS.
- IF PLUMBING MANIFOLD SYSTEM IS BEING USED, SYSTEM MUST BE ACCESSIBLE.
- PROVIDE 2 SEISMIC STRAPS FOR WATER HEATER, ONE IN THE LOWER THIRD AND ONE IN THE UPPER THIRD.
- FLOOR DRAINS MUST HAVE TRAP PRIMERS OR DEEP SEAL TRAPS.

**WINDOW WELL NOTES:**

ESCAPE AND RESCUE WINDOWS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL HAVE A WINDOW WELL. WINDOW WELLS AT ESCAPE OR RESCUE WINDOWS SHALL COMPLY WITH THE FOLLOWING:

- THE CLEAR HORIZONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED AND PROVIDE A MINIMUM ACCESSIBLE NET CLEAR OPENING OF 9 SF. WITH A MIN. DIMENSION OF 36 IN.
- WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 IN. SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STAIRS THAT ARE ACCESSIBLE WITH THE WINDOW IN THE FULLY OPENED POSITION. THE LADDER OR STAIRS SHALL NOT ENCRUCH IN TO THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6 IN. LADDERS SHALL HAVE AN INSIDE WIDTH OF 12" AND SHALL PROJECT AT LEAST 3" FROM WALL AND RUNGS SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICAL FOR THE FULL HEIGHT OF THE WINDOW WELL.
- BAR, GRILLES, GRATES OR SIMILAR DEVICES MAY BE INSTALLED ON EMERGENCY ESCAPE OR RESCUE WINDOWS, DOORS, OR WINDOW WELLS PROVIDED THE DEVICES ARE EQUIPPED WITH APPROVE RELEASE MECHANISMS WHICH ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE OR RESCUE OPENING.



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**HARDY RESIDENCE**  
**BOWDEN ESTATES LOT #14**  
**SANDY, UT 84070**

**PROJECT INFO**

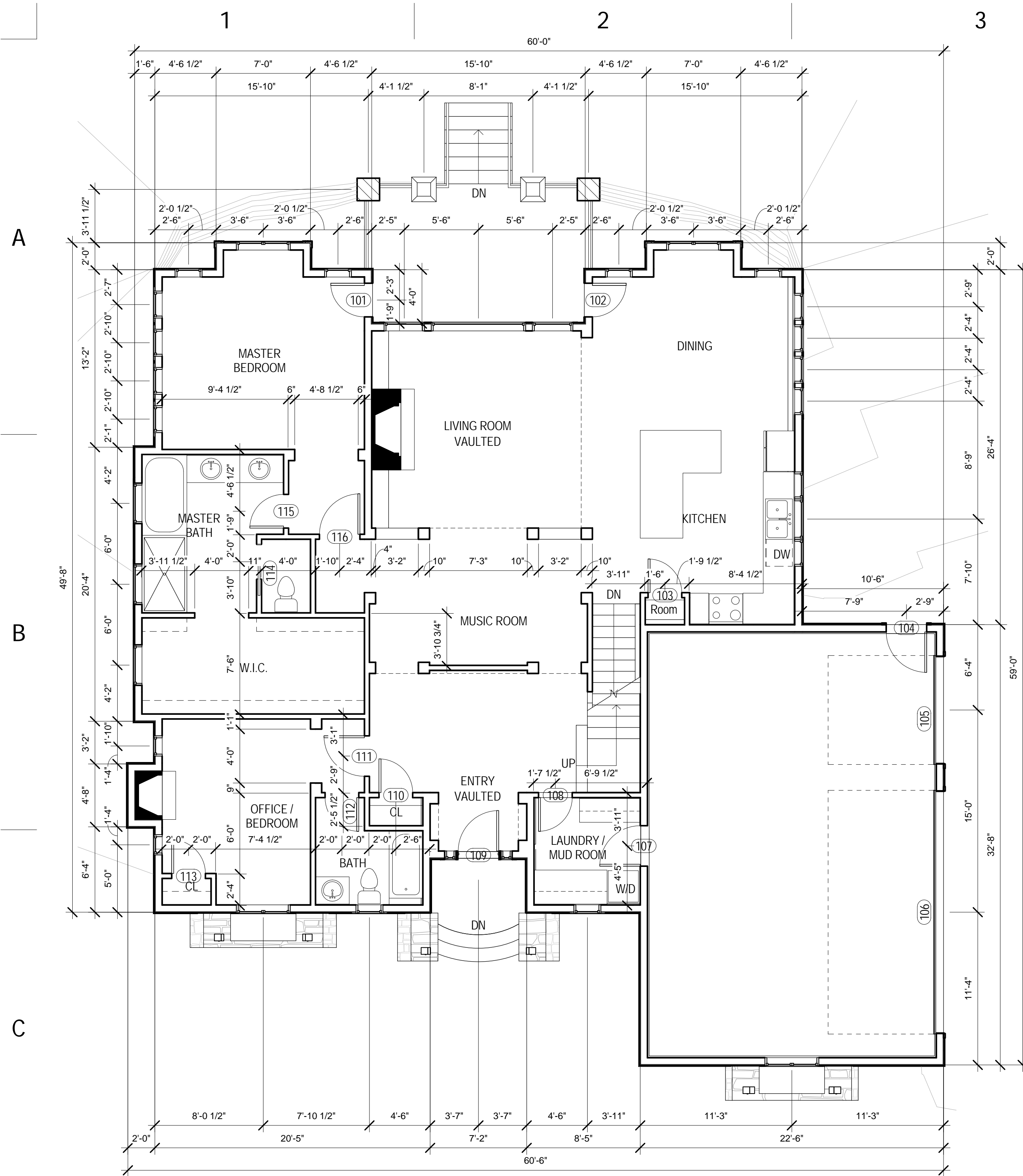
Project #:	11004
Date:	9 MAY 2011
Drawn By:	NE
Reviewed By:	SJB
P.M.:	SJB

**REVISIONS**


**SHEET NAME**  
BASEMENT FLOOR PLAN

**A100**

**NOT FOR CONSTRUCTION**



**C1** MAIN FLOOR 2030 SF  
SCALE: 3/16" = 1'-0"

**FLOOR PLAN GENERAL NOTES:**

- DIMENSIONS ARE TO THE FACE OF EXISTING FINISH, NEW STUD OR GRIDLINE.
- FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
- DO NOT SCALE DRAWINGS.
- SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- PROVIDE 5/8" TYPE "X" GYP BOARD @ ALL WALLS AND STRINGERS UNDER STAIRS THAT ARE TO BE USED AS STORAGE.
- PROVIDE 5/8" TYPE "X" GYP BOARD BETWEEN GARAGE AND ALL LIVING AREAS OF ALL WALLS, CEILINGS AND BEAMS W/ 1 COAT FIRETAPE MIN (TYP)
- COORDINATE WINDOW LOCATIONS WITH FOUNDATION PLAN AND PROVIDE WINDOW WELLS PER WINDOW WELL NOTES ON A100.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYP BACKERS FOR ALL WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" O.C., U.N.O.

**FLOOR PLAN KEY NOTES:**

- CANTILEVER. SEE FRAMING
- 8" SELF SUPPORTING SLAB
- "ZERO" CLEARANCE DIRECT VENT FIRE PLACE W/ C.T. HEARTH & SURROUND
- COVERED VERANDA - PEDESTRIAN DECK SYSTEM, ALUMINUM SOFFIT
- LINE OF FLOOR ABOVE
- PROVIDE CUSTOM GUARDRAIL +36" W/ SPACES SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS
- PROVIDE 5/8" TYPE "X" GYP BOARD BETWEEN GARAGE AND ALL LIVING AREAS ON ALL BEAMS, WALLS, & CEILINGS (NAIL @ 6" O.C.) W/ (1) COAT FIRETAPE MIN. PROVIDE (2) LAYERS 5/8" TYPE "X" GYP BOARD ON CEILINGS WHERE "T" JOISTS ARE USED ABOVE
- 4" CONCRETE SLAB - SLOPE SLAB MIN. 1/8" PER FOOT, MAX 1/4" PER FOOT - SLOPE TOWARD GARAGE DOOR WHERE APPLICABLE
- WOOD OVERHEAD DOOR W/ OPENER
- PROVIDE CONCRETE STEPS AS REQUIRED
- SLOPE DECK 1/8" PER FOOT AWAY FROM HOUSE
- MUD SET C.T. TUB SURROUND OVER CEMENT, FIBER-CEMENT, OR GLASS MAT GYP BACKERS
- BEAM ABOVE. SEE FRAMING
- CABINET QUALITY LINEN
- SHOWER DOOR MUST HAVE CLEAR OPENING OF 22"
- FLOOR DRAIN
- ALL WATER LINES TO COME OUT OF FLOOR (NOT IN EXTERIOR WALLS)
- VENT OVEN RANGE HOOD TO OUTSIDE
- HOSE BIB - FROST PROOF
- DOUBLE SINK W/ GARBAGE DISPOSAL - PROVIDE POWER & SWITCH FOR GARBAGE DISPOSAL
- VENT DRYER TO OUTSIDE
- HYDRO MASSAGE BATHTUB - MUST HAVE ACCESS LARGE ENOUGH TO REMOVE PUMP MOTOR
- FLUE TO ROOF TO SERVE WATER HEATER & FURNACE
- DOOR BELL
- EXTERIOR GAS LINES

**FLASHING NOTES:**

- PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD EXTERIOR WALL SHEATHING, FLOOR SHEATHING OR FLOOR JOISTS AND CONCRETE SLABS, DECKS, PORCH CAPS, LANDINGS OR STAIRS.
- PROVIDE A WEATHER-RESISTANT BARRIER ON ALL EXTERIOR WALLS. BARRIER MUST BE LAPPED 2" ON HORIZONTAL JOINTS AND 6" ON VERTICAL JOINTS. BARRIER SHALL CONSIST OF 1 LAYER OF 14 LB. ASPHALT SATURATED FELT, COMPLYING WITH ASTM 226 OR OTHER APPROVED WEATHER-RESISTANT MATERIAL.
- PROVIDE APPROVED CORROSION RESISTANT FLASHING TO EXTERIOR WALL ENVELOPE. FLASHING SHALL EXTEND 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, DECKS 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. CAULK WINDOWS AND DOORS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS.

**ELECTRICAL SYMBOLS:**

- FLUORESCENT FIXTURE
- PENDANT FIXTURE
- EXTERIOR WALL MOUNTED FIXTURE
- RECESSED FIXTURE
- CEILING FIXTURE
- WALL MOUNTED FIXTURE
- EXHAUST FAN
- CEILING FAN
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- GARAGE DOOR OPENER
- DUPLEX RECEPTACLE OUTLET
- GFI DUPLEX RECEPTACLE OUTLET
- WEATHER PROOF GFI DUPLEX RECEPTACLE OUTLET
- RANGE RECEPTACLE OUTLET
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT
- LIGHTING AND POWER PANELBOARD

**ELECTRICAL GENERAL NOTES:**

- ALL WORK PERFORMED SHALL COMPLY WITH ALL CURRENT NATIONAL AND LOCAL BUILDING CODES.
- ELECTRICAL CONTRACTOR TO OBTAIN CITY/STATE BUSINESS LICENSE BEFORE STARTING WORK.
- ALL TELEVISION OUTLETS ARE TO BE INSTALLED W/ A SEPARATE COAXIAL CABLE TO MECHANICAL ROOM. PROVIDE ANTENNA IN ATTIC W/ SINGLE COAXIAL CABLE TO MECHANICAL ROOM. PROVIDE COAXIAL CABLE FROM MECHANICAL ROOM TO EXTERIOR FOR FUTURE CABLE TELEVISION HOOKUP. HOOK UP TELEVISION CABLES IN MECHANICAL ROOM TO DESIRED (ANTENNA CABLE) CHOICE. PROVIDE T.V. CONNECTION TO PANEL ON WALL IN MECHANICAL ROOM.
- ELECTRICAL CONTRACTOR TO PROVIDE A MINIMUM OF 200 AMP SERVICE TO HOME.
- ALL EXHAUST FANS SHALL BE VENTED TO EXTERIOR WITH METAL DUCT. PROVIDE WHITE METAL EXTERIOR TERMINATION CAP.
- ALL SMOKE DETECTORS SHALL BE WIRED TOGETHER FOR SIMULTANEOUS ALERT SOUNDING. DETECTORS SHALL ALSO BE WIRED TO BUILDING PRIMARY POWER WITH BATTERY BACKUP. ALL SLEEPING ROOMS AT ALL LEVELS TO HAVE SMOKE DETECTORS.
- SIZE ELECTRICAL PANEL SUFFICIENTLY LARGE ENOUGH TO HANDLE FUTURE BREAKERS WHEN BASEMENT IS FINISHED.
- PROVIDE (4) PAIR CABLE TO ALL TELEPHONE OUTLETS. HOME RUN ALL TELEPHONE LINES TO MECHANICAL ROOM. PROVIDE 66 STYLE PUNCH DOWN BLOCK WALL MOUNTED FINAL CONNECTIONS.
- ALL BATHROOM OUTLETS TO BE ON SEPARATE 20 AMP BREAKERS NOT TO EXCEED 2003 N.E.C. REQUIREMENTS.
- CEILING FANS REQUIRE SPECIAL APPROVED BOXES AND ADDITIONAL FRAMING SUPPORT.
- GARAGE ELECTRICAL OUTLETS TO BE 18" ABOVE FLOOR.
- PROVIDE METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND), AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS REQUIREMENTS OF 2003 N.E.C. SECTION 250-50 (C).
- PROVIDE ARC FAULTS PROTECTION ON ALL BEDROOM LIGHTS, SWITCHES, SMOKE DETECTORS AND RECEPTACLES. THESE NEED TO BE THE COMBINATION TYPE.
- PROVIDE COUNTERTOP OUTLETS TO BE WITHIN 2' OF ANY POINT ALONG WALL.



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**HARDY RESIDENCE**  
**BOWDEN ESTATES LOT #14**  
**SANDY, UT 84070**

**PROJECT INFO**

Project #:	11004
Date:	9 MAY 2011
Drawn By:	NE
Reviewed By:	SJB
P.M.:	SJB

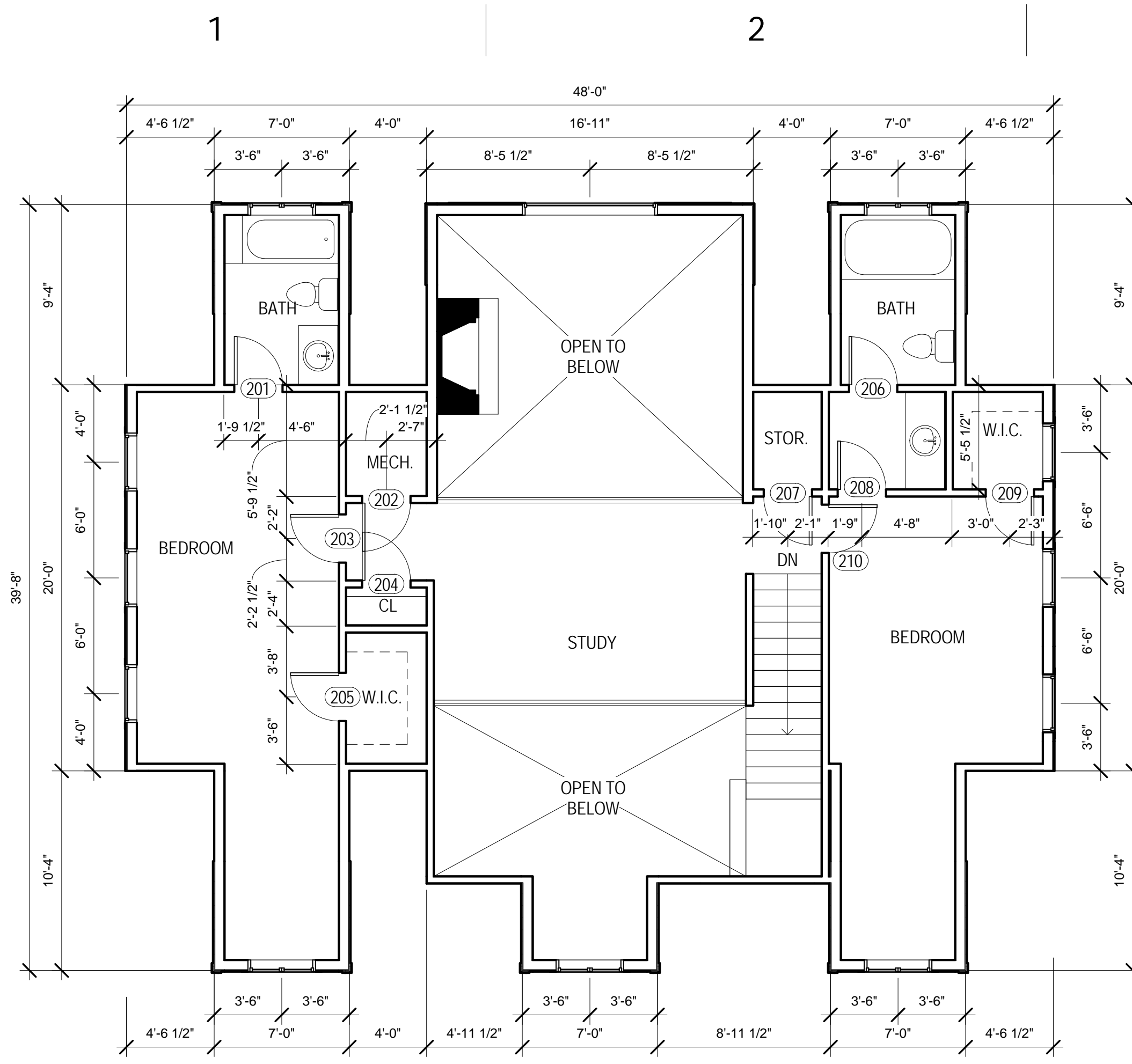
**REVISIONS**


**SHEET NAME**

MAIN FLOOR PLAN
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**A101**

NOT FOR CONSTRUCTION



**B1** UPPER FLOOR 1112 SF  
SCALE: 3/16" = 1'-0"

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- FLUE TO ROOF TO SERVE WATER HEATER & FURNACE
- DOOR BELL
- EXTERIOR GAS LINES

DOOR SCHEDULE				
LEVEL	DOOR #	WIDTH	HEIGHT	COMMENTS
BASEMENT	001	5'-0"	7'-0"	
BASEMENT	002	2'-6"	7'-0"	
BASEMENT	003	4'-8"	7'-0"	
BASEMENT	004	2'-6"	7'-0"	
BASEMENT	005	2'-6"	7'-0"	
BASEMENT	006	2'-6"	7'-0"	
BASEMENT	007	2'-6"	7'-0"	
BASEMENT	008	2'-6"	7'-0"	
BASEMENT	009	2'-6"	7'-0"	
BASEMENT	010	2'-6"	7'-0"	
BASEMENT	011	2'-6"	7'-0"	
BASEMENT	012	2'-6"	7'-0"	
BASEMENT	013	2'-6"	7'-0"	
BASEMENT	014	4'-8"	7'-0"	
BASEMENT	015	2'-6"	7'-0"	
MAIN FLOOR	101	2'-6"	7'-0"	
MAIN FLOOR	102	2'-6"	7'-0"	
MAIN FLOOR	103	2'-6"	8'-0"	
MAIN FLOOR	104	3'-0"	8'-0"	
MAIN FLOOR	105	8'-0"	8'-0"	
MAIN FLOOR	106	18'-0"	8'-0"	
MAIN FLOOR	107	3'-0"	8'-0"	
MAIN FLOOR	108	2'-6"	8'-0"	
MAIN FLOOR	109	3'-0"	7'-0"	
MAIN FLOOR	110	2'-6"	8'-0"	
MAIN FLOOR	111	3'-0"	8'-0"	
MAIN FLOOR	112	2'-6"	8'-0"	
MAIN FLOOR	113	2'-6"	8'-0"	
MAIN FLOOR	114	2'-6"	8'-0"	
MAIN FLOOR	115	2'-6"	8'-0"	
MAIN FLOOR	116	3'-0"	8'-0"	
UPPER FLOOR	201	2'-6"	7'-0"	
UPPER FLOOR	202	2'-6"	7'-0"	
UPPER FLOOR	203	2'-6"	7'-0"	
UPPER FLOOR	204	2'-6"	7'-0"	
UPPER FLOOR	205	2'-6"	7'-0"	
UPPER FLOOR	206	2'-6"	7'-0"	
UPPER FLOOR	207	2'-6"	7'-0"	
UPPER FLOOR	208	2'-6"	7'-0"	
UPPER FLOOR	209	2'-6"	7'-0"	
UPPER FLOOR	210	2'-6"	7'-0"	

MECcheck COMPLIANCE REQUIREMENT		
DESCRIPTION	INSULATION R-VALUE	DOOR / WINDOW U-VALUE
BASEMENT CEILING	R-19	
BLOWN INSULATION OVER LIVING AREA	R-19	
EXTERIOR STUD WALLS 2X6 STUDS	R-42	
BATT INSULATION OVER LIVING AREA	R-38	
FLOOR OVER GARAGE AREAS INSULATION	R-30	
EXTERIOR DOORS		U-0.400
WINDOWS AND FRENCH DOORS		U-0.250
FURNACE EFFICIENCY	BASEMENT, MAIN AND UPPER FLOORS = 90%	

NOT FOR CONSTRUCTION



**Samuel J. Bowden, Architect LLC**  
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**HARDY RESIDENCE**  
**BOWDEN ESTATES LOT #14**  
**SANDY, UT 84070**

PROJECT INFO	
Project #:	11004
Date:	9 MAY 2011
Drawn By:	NE
Reviewed By:	SJB
P.M.:	SJB

REVISIONS	

**SHEET NAME**  
UPPER FLOOR PLAN

**A102**

1

2

3

4

5

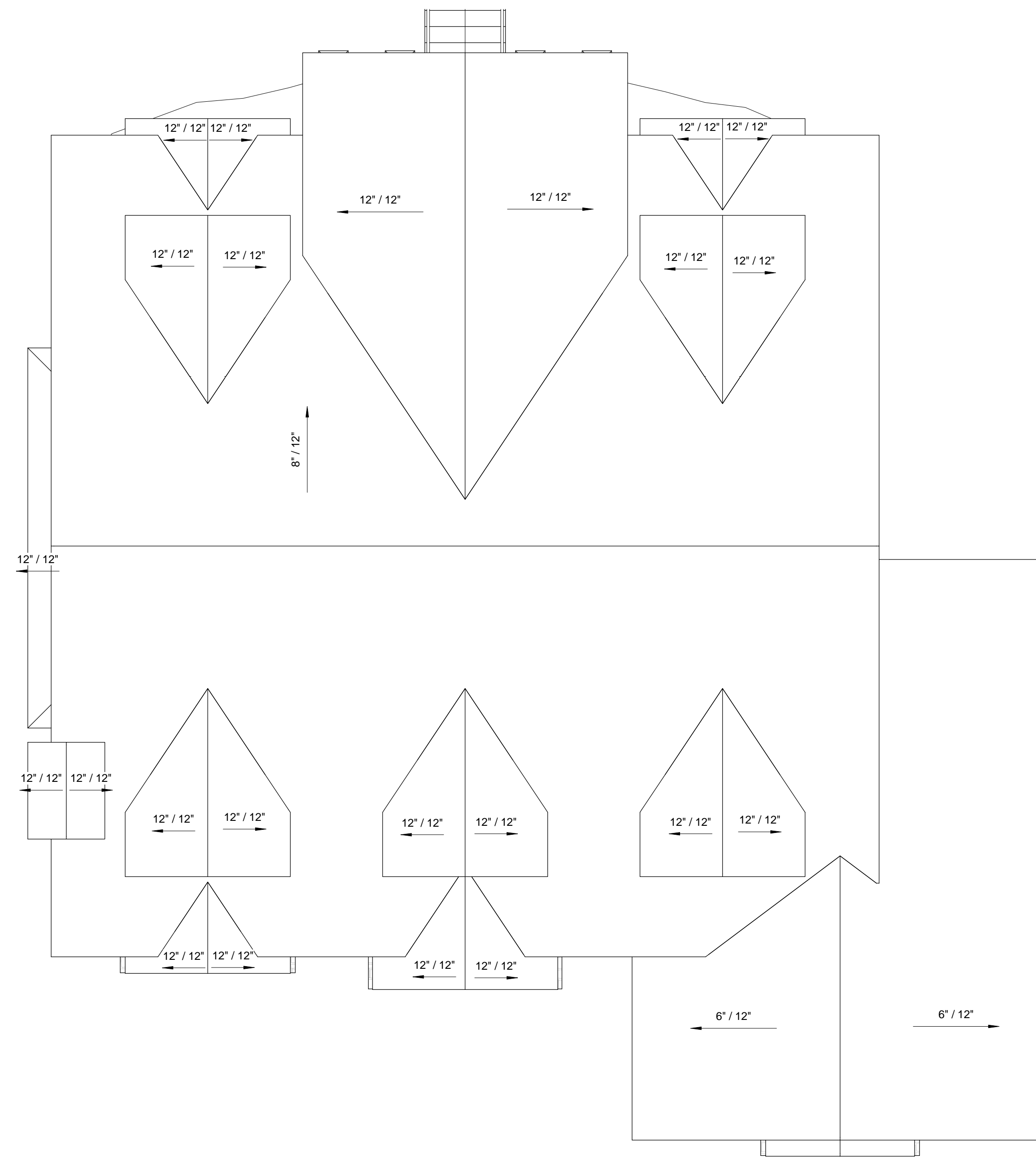
6

A

B

C

D



**C4** ROOF  
SCALE: 3/16" = 1'-0"



**Samuel J. Bowden, Architect LLC**  
365 East 1500 South, Bountiful, Utah 84010  
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**HARDY RESIDENCE**  
BOWDEN ESTATES LOT #14  
SANDY, UT 84070

**PROJECT INFO**

Project #:	11004
Date:	9 MAY 2011
Drawn By:	NE
Reviewed By:	SJB
P.M.:	SJB

**REVISIONS**


**SHEET NAME**

ROOF PLAN


**A104**

NOT FOR CONSTRUCTION

1

2

3

4

5

6

A

B

C

D



**B1** LEFT ELEVATION

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



**D1** FRONT ELEVATION

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

**ELECTRICAL GENERAL NOTES:**

1. WATERPROOF BELOW GRADE AS PER 2003 I.R.C. (SEE A6/AS101 GENERAL NOTES SECTION A).
2. CAULK AND FLASH ALL DOOR AND WINDOW OPENINGS (SEE A6/AS101 GENERAL NOTES SECTION B).
3. PROVIDE CONT. ALUM RAIN GUTTER AROUND ENTIRE ROOF. COORD. DOWNSPOUT LOCATIONS W/ CONTRACTOR (SEE A6/AS101 GENERAL NOTES A.5).
4. LOCATE 12"x12" ATTIC VENTS W/ INSECT SCREENS ALONG RIDGE AT REAR OF HOME 1 FOR EVERY 150 SF OF AREA BEING VENTILATED. COORD. LOCATION W/ CONTRACTOR (SEE A6/AS101 GENERAL NOTES SECTION C.5).
5. PROVIDE RAILING/GUARDRAIL PER IBC 2006. HANDRAILS SHALL BE PLACED NOT LESS THAN 2'-10" ABOVE STAIR NOSING AND NOT MORE THAN 3'-2" ABOVE STAIR NOSING (SEE A6/AS101 GENERAL NOTES SECTION E).
6. USE MANUFACTURER APPROVED PAINTS, SEALANTS, OR ALTERNATIVE WATERPROOFING MATERIAL TO ENSURE PROTECTION OF EXTERIOR GLULAMS.

**ELEVATION KEY NOTES:**

- ① 50 YEAR ASPHALT SHINGLES OVER 30# FELT - PROVIDE ICE SHIELD AT ALL VALLEYS AND A MINIMUM OF 24" BEYOND INSIDE OF WALL UP ROOF AND ALL EAVES
- ② 'SHAKERTOWN' SHINGLE TEXTURED EVEN BUTT SIDING PANELS - COORDINATE STAIN COLOR W/ BUILDER
- ③ PROVIDE CUSTOM GUARDRAIL +36" W/ ALL SPACES SUCH THAT A 4" DIA. SPHERE SHALL NOT PASS THROUGH
- ④ DRYSTACK LEDGESTONE O/ GRADE 'D' BLDG PAPER (SEE DETAIL XX/XXXX)
- ⑤ RIP RAP ROCK RETAINING AS REQUIRED - SUB-CONTRACTOR TO SUBMIT RECD ENGINEERING AND CONSTRUCTION INSPECTION SCHEDULE @ TIME OF INSTALLATION (SEE DETAIL XX/XXXX)
- ⑥ INSULATED WOOD OVERHEAD GARAGE DOOR W/ OPENER
- ⑦ 8" SUPSENDED CONCRETE PORCH
- ⑧ ASHLAR STONE VENEER O/ GRADE 'D' BLDG PAPER (SEE DETAIL XX/XXXX)
- ⑨ I.C.B.O. APPROVED E.I.F.S. O/ TYVEK® STUCCO WRAP (TYP)
- ⑩ STONE VENEER O/ (2) LAYERS GRADE 'D' BLDG PAPER (SEE DETAIL XX/XXXX)
- ⑪ STONE WAINSCOT O/ (2) LAYERS GRADE 'D' BLDG PAPER (SEE DETAIL XX/XXXX)
- ⑫ CONTINUOUS BRICK SILL (TYP)
- ⑬ 13 - 6" BUILT OUT E.I.F.S. MITERED TRIM (TYP)
- ⑭ 8" BUILT OUT E.I.F.S. FRIEZE TRIM (TYP)
- ⑮ HARDIESHINGLE STAGGERED EDGE NOTCHED PANEL - INSTALLATION SPACE A MAX. OF 24" O.C. OR DIRECTLY TO MIN. 7/16" THICK O.S.B. SHEATHING - SEE MANUFACTURER'S SPECIFICATIONS
- ⑯ HARDIETRIM TO BE INSTALLED O/ WEATHER-RESISTIVE BARRIER PER MANUFACTURER'S SPECIFICATIONS
- ⑰ HARDIEPANEL OR HARDIEPLANK LAP SIDING TO BE COORDINATED W/ CONTRACTOR AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ⑱ HARDIEPANEL BOARD & BATTEN TO BE COORDINATED W/ CONTRACTOR AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ⑲ DIRECT VENT FIREPLACE
- ⑳ STANDING SEAM METAL ROOF OVER 30# FELT - PROVIDE ICE SHIELD AT ALL VALLEYS AND A MINIMUM OF 24" BEYOND INSIDE OF WALL UP ROOF AND ALL EAVES
- ㉑ FINISH GRADE - SLOPE AWAY FROM HOUSE FOR A DISTANCE OF 10'-0" MIN. TYP.
- ㉒ SAND PLASTER EXPOSED CONCRETE FOUNDATION WALL

WINDOW SCHEDULE				
WINDOW #	QTY	WIDTH	HEIGHT	COMMENTS
1	2	10"	4'-0"	
2	1	5'-0"	1'-4"	FIXED
3	2	2'-0"	2'-0"	FIXED
4	4	4'-0"	5'-6"	
5	2	3'-6"	3'-0"	
6	2	3'-0"	5'-6"	
7	2	3'-0"	5'-6"	
8	8	2'-0"	5'-6"	
9	1	3'-0"	4'-0"	
10	2	3'-0"	4'-0"	
11	4	2'-0"	2'-6"	FIXED
12	2	1'-6"	5'-6"	
13	2	2'-0"	5'-0"	
14	1	3'-0"	5'-0"	
15	2	3'-0"	3'-6"	
16	1	3'-0"	3'-6"	
17	1	7'-0"	5'-6"	
18	1	7'-0"	5'-6"	
19	1	3'-0"	3'-0"	
20	2	3'-0"	3'-0"	
21	4	4'-0"	4'-6"	
22	2	2'-6"	4'-6"	
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P.M.:	SJB

**REVISIONS**


**SHEET NAME**  
 ELEVATIONS

**A201**

NOT FOR CONSTRUCTION

1 2 3 4 5 6

A

B



**B1** RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

C

D



**D1** REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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**REVISIONS**


**SHEET NAME**  
ELEVATIONS

**A202**