

# EXHIBIT A.1

## Variance Request

**Property:** 8230 S 1330 E, Sandy City, Utah 84093

**Zoning district:** R-1-8

### A. Request:

Reduction of required setbacks due to unique property encumbrances and physical constraints

### B. Development code section:

The requirement we seek to vary is found in:

Sandy City Development Code, Section 21-20-20, R-1-8 Zone – Corner Lot Setbacks.

Front setback (Side A): 30 feet

Secondary front setback (Side B): 20 feet

### C. Purpose of the variance:

The purpose of this variance is to allow reasonable remodel/addition of the property while accommodating irregular lot shape, overlapping utility easements for the property and neighborhood, and a historic retention pond abandoned in the ground, which together limit the buildable area. The variance will enable the remodel/addition of a single-family home consistent with other properties in the neighborhood, while preserving public safety, easement access, and overall neighborhood character.

Reduce Side A (primary frontage) from 30 feet to 26 feet

Reduce Side B (secondary frontage) from 20 feet to 17 feet

### D. Findings of Fact

#### 1. Hardship if variance is not granted:

Literal enforcement of the zoning ordinance would result in significant practical hardship. The property contains:

- An irregular lot shape, reducing buildable area compared to typical R-1-8 lots
- Multiple utility easements, not just including the property this is servicing the neighborhood, including natural gas lines, storm drains, electrical junctions for neighbor's house and city street light, and low-voltage cable/internet boxes
- A historic water retention basin from (1976) in the rear (south-west) portion of the lot
- UDOT easements on the west and south sides of property.

These factors create physical limitations that make it extremely difficult to develop the property within the standard setbacks. This hardship is intrinsic to the property and not economic or self-imposed

#### 2. How this property differs from others in the vicinity:

Unlike neighboring properties, this lot is encumbered by:

- Irregular lot dimensions, deviating from standard R-1-8 lots.
- Multiple overlapping utilities and UDOT easements
- An outdated water retention basin taking up usable side/rear yard space – preventing use of rear setbacks of 15 feet.

No other property in the immediate area faces this combination of physical and legal constraints.

These conditions are not present on most nearby lots in the R-1-8 zone and are therefore special circumstances that justify a variance.

These combined factors are peculiar to this parcel and do not generally apply to other properties within the same subdivision or zoning district. The special circumstances directly cause the hardship and directly relate to the requested variance

#### 3. Benefits other properties enjoy:

Neighboring R-1-8 homeowners can remodel or add onto their homes within the standard setbacks because their buildable envelopes are unobstructed by overlapping easements or underground infrastructure.

## EXHIBIT A.2

By contrast, this property's buildable area is confined to a narrow central footprint.

Without a variance, the property cannot be improved in a way comparable to others in the same neighborhood, leading to:

- Functional limitations for modern living layouts;
- Lower long-term property utility and value;
- Reduced ability to invest in improvements consistent with community standards.

Granting this variance restores equity and parity with similarly zoned lots while maintaining compliance with safety and design intent.

Other R-1-8 properties have remodel/add-on to the single-family homes within given setbacks without interference from utility easements that service the neighborhood or irregular lot configuration and outdated water retention basin. Without a variance, this property would be unable to utilize its buildable area to the same extent, placing it at a practical disadvantage. Granting the variance would provide the applicant with the same property rights and design flexibility enjoyed by neighboring homeowners.

### 4. Variance and general purposes of the development code:

Granting this variance does not deviate from the general purposes of the Sandy City Development Code:

- The property will still maintain adequate light, air, and open space.
- Safety standards and access to utilities are preserved.
- Neighborhood aesthetics and density remain consistent.
- Ensuring no impact on public rights-of-way.
- The proposed reductions (4 feet on Side A and 3 feet on Side B) are modest and proportionate to the property's constraints.

### 5. Conformance with zoning intent and fairness:

This variance aligns with the overall intent of the zoning laws by ensuring that corner lots remain functional and safe while allowing reasonable development. Granting this variance is fair because it addresses unique physical constraints specific to this lot, without impacting neighboring properties or public interest.

The overall intent of Sandy City's zoning laws is to balance orderly development with fairness to property owners who face unusual site constraints. The requested variance honors that intent by allowing a reasonable and equitable use of the property without undermining the zoning ordinance's objectives.

The request is modest only a 4-foot reduction on Side A and a 3-foot reduction on Side B and maintains the visual alignment of surrounding homes. Approving the variance ensures substantial justice by allowing the applicant the same development opportunities afforded to others in the same district.

### E. Previous variances:

No previous variances have been requested or granted on this property to my knowledge

### F. Additional details for the board:

- The proposed setback reductions are minimal and only sufficient to make reasonable changes possible.
- The lot layout preserves all easements and ensures proper access for utilities and emergency services.
- The variance request has been carefully reviewed to mitigate any potential impact on neighboring properties.
- Other lots within the neighborhood needed these similar requests and somehow they're successful.
- The request aligns with the intent of Utah Code §10-9a-702 and Sandy City Development Code 15-01-32, meeting all criteria required for variance approval
- The variance is requested solely to accommodate the physical shape and site constraints of the lot and is not based on any economic consideration.
- The reduced setbacks will not interfere with public utilities or easement access, as those easement areas remain unaltered and unbuilt.
- The proposed home will meet all remaining zoning requirements for height, coverage, and side/rear setbacks.
- Equity and Justice: The request upholds the principle of fairness inherent in Utah Code §10-9a-702(2), ensuring that zoning ordinances do not impose an unreasonable burden on uniquely constrained lots.

## EXHIBIT A.3

Dear Members of the Board of Adjustment,

I am writing to respectfully request a variance for the property located at 8230 S 1330 E Sandy City, Utah, 84093, an R-1-8 corner lot that presents unique physical challenges which make compliance with the zoning ordinance exceptionally difficult. We are requesting minor reductions to the standard corner-lot setbacks—specifically, from 30 feet to 26 feet on Side A and from 20 feet to 17 feet on Side B—to allow reasonable development while fully respecting all existing easements and the neighborhood character. This relief would allow a modest remodel/addition consistent with surrounding homes in the neighborhood, also allowing the homeowner to have the same rights as other lots within the neighborhood while preserving all essential utilities, storm water, and public safety functions.

This property is unlike typical lots in the R-1-8 zone. Its irregular shape combined with the presence of multiple utility easements including natural gas lines, (not just the property but for the entire neighborhood), storm water infrastructure, (again for the entire neighborhood), electrical junctions for city street lights and neighbor's property, with main electrical wires installed on average 1-2 feet below grade on three sides of property, as well as low-voltage cable/internet boxes in return these dramatically reduces the buildable area. Additionally, the rear (South-west) portion of the lot contains an outdated water retention basin from 1976, further limiting practical construction options. On the west and south boundaries, UDOT easements create additional constraints that neighboring properties do not face.

The combination of these circumstances creates a genuine hardship. Literal enforcement of the setback requirements would leave portions of the lot unusable for residential development, depriving the property of the same reasonable buildable potential enjoyed by other lots in the district. These hardships are intrinsic to this property and are not the result of economic considerations, self-imposed conditions, or actions of previous owners.

Granting this variance would allow the homeowner to reasonably develop the property in a way that is consistent with the neighborhood and does not compromise safety, aesthetics, or public interest. The requested setbacks still provide ample space from adjacent properties and roadways, while allowing proper access for utilities and storm water management. The proposed changes preserve the spirit of the zoning ordinance, ensuring that open space, light, and safety are maintained.

In short, this property's unique configuration and infrastructure limitations make the requested variance essential for the enjoyment of a substantial property right to a long term Sandy City residence. With the ability to remodel/add-on to a single-family home consistent with other R-1-8 properties within the neighborhood. We believe that granting this variance is a reasonable, measured solution that balances the needs of the property owner with the interests of the community.

We respectfully request that the Board approve this variance, allowing us to proceed with development in a manner that is practical, respectful of all existing easements, and consistent with the public interest.

Thank you for your time and consideration

Derek Thompson  
8230 S 1330 E  
Sandy, UT 84093

## EXHIBIT A.4

# SANDY CITY PUBLIC UTILITIES



TOM WARD, P.E.  
PUBLIC UTILITIES DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

June 20, 2025

Derek Thompson  
8230 South 1330 East  
Sandy, UT 84092

Dear Mr. Thompson

We have reviewed our drawings regarding the utility easement on the south side of the property located at 8230 South 1330 East in Sandy. It appears that this easement was in use but is no longer being used by Sandy City Public Utilities and does not have any planned projects which would require the use of this easement. However, if at a future time, the City requires the use of the easement the property owner is responsible for the cost of removal of the encroaching structures.

Any Sandy City facilities that are not shown on the drawings but are located by Blue Stakes or excavation that require relocation will be at no cost to the City. The relocation of the utility will require approval from Sandy City.

Please contact Blue Stakes at (801) 208-2100 before any digging begins.

If you have any questions regarding this matter, please call me at (801)568-6074.

Sincerely

A handwritten signature in blue ink, appearing to read "O. Benham", is written over a light blue horizontal line.

O. Richard Benham, P.E.  
Engineering Manager

cc: file

# BOUNDARY SURVEY

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

### REFERENCE DOCUMENTS

- OAKWOOD ESTATES SUBDIVISION NO. 3, ENTRY NO. 2726054, BK 75-7, PG 112.
- UDOT HIGHWAY PLANS (1300 EAST CORRIDOR CREEK ROAD TO DRAPER R/W PLAN SHEET) PROJECT NO. GSP-HPP-TI-2044(3)0E.
- WARE SUBDIVISION NO. 4, ENTRY NO. 2530425, BK NN, PG 73.
- WARE SUBDIVISION NO. 5, ENTRY NO. 2592497, BK 74-1, PG 6.
- SPECIAL WARRANTY DEED, ENTRY NO. 11258899, BK 9957, PG 2092
- WARRANTY DEED, ENTRY NO. 12296993, BK 10440, PG 3152

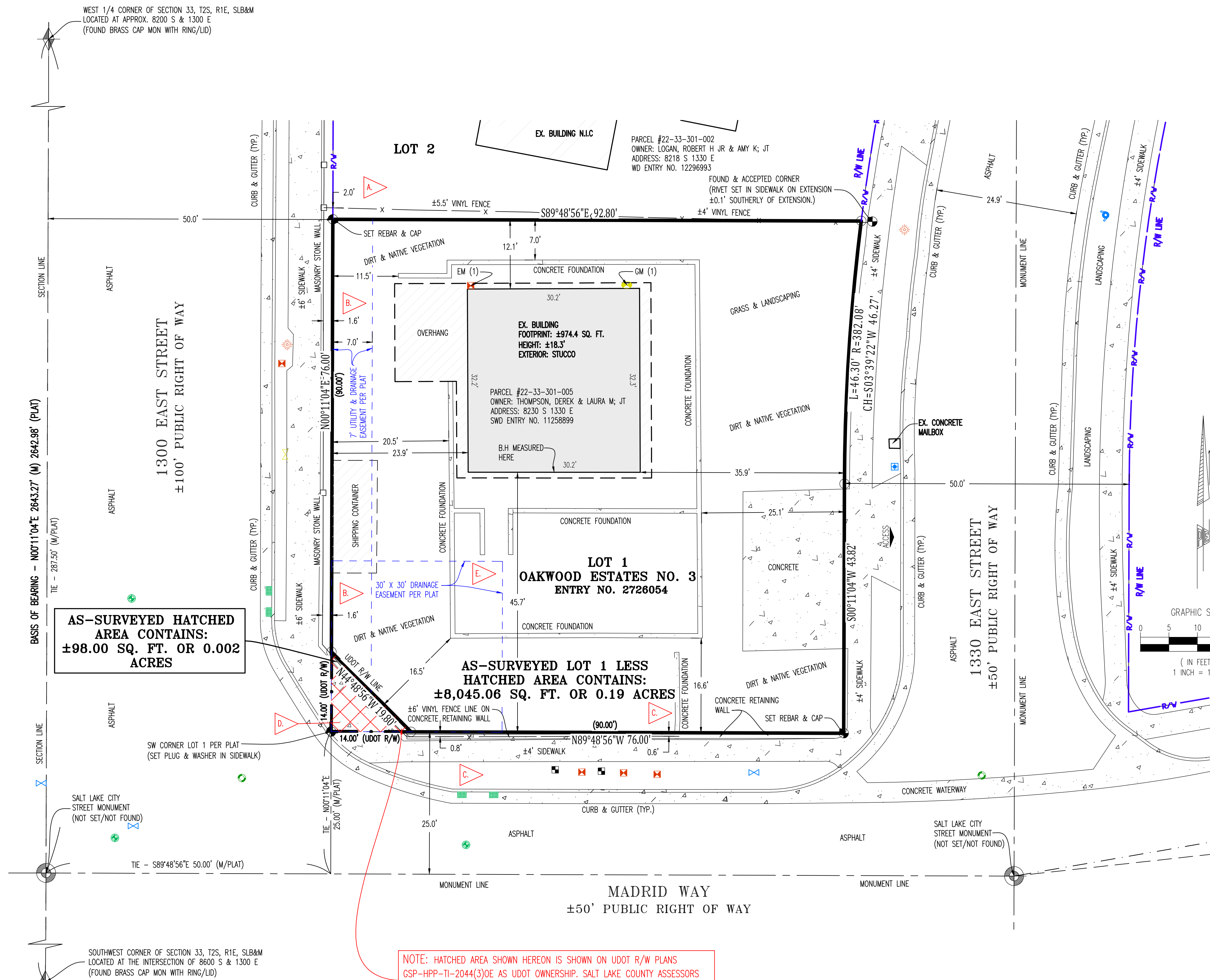
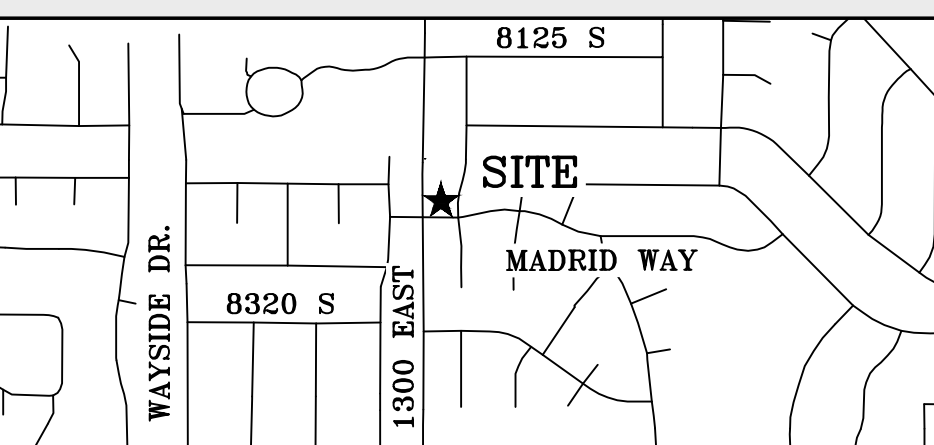
### SIGNIFICANT OBSERVATIONS

- A.** THE NORTHERLY EXISTING VINYL FENCE LINE EXTENDS BEYOND THE NORTHERLY SUBJECT BOUNDARY LINE  $\pm 2.0'$ . OWNERSHIP OF SAID FENCE IS UNKNOWN.
- B.** THE WESTERLY EXISTING MASONRY STONE WALL EXTENDS BEYOND THE WESTERLY SUBJECT BOUNDARY LINE  $\pm 1.6'$ .
- C.** THE SOUTHERLY EXISTING VINYL FENCE LINE EXTENDS BEYOND THE SOUTHERLY SUBJECT BOUNDARY LINE  $\pm 0.6'$  -  $\pm 0.8'$ .
- D.** SEE NOTE REGARDING SOUTHWEST CORNER OF PROPERTY.
- E.** BUILDING FOUNDATION LIES WITHIN DRAINAGE EASEMENT, AS SHOWN HEREON. A LETTER FROM SANDY CITY PUBLIC UTILITIES SIGNED BY O. RICHARD BENHAM, P.E. TO THE CURRENT PROPERTY OWNER, DEREK THOMPSON, DATED JUNE 20, 2025 STATES THAT THE EASEMENT IS NO LONGER IN USE BY SANDY CITY. HOWEVER, IF AT A FUTURE TIME, THE CITY REQUIRES THE USE OF THE EASEMENT THE PROPERTY OWNER IS RESPONSIBLE FOR THE COST OF REMOVAL OF ENCRANCHING STRUCTURES.

### GENERAL NOTES

- ADDRESS AS OBSERVED: 8230 SOUTH 1330 EAST, SANDY UT 84093
- THE SUBJECT PROPERTY HAS DIRECT PUBLIC ACCESS TO 1330 EAST STREET, A PUBLIC RIGHT OF WAY.
- THE SUBJECT PROPERTY SHOWN HEREON CREATES A GEOMETRICALLY CLOSED FIGURE WITH NO GAPS, GORES, OVERLAPS, OR HIATUS.
- ALL UTILITIES SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE ONLY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENT OF RECORD.

### VICINITY MAP - NO SCALE



### RECORD DESCRIPTION

LOT 1, OAKWOOD ESTATES NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS DESCRIBED WITHIN A CERTAIN SPECIAL WARRANTY DEED ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE AS ENTRY NUMBER 11258899 IN BOOK 9957 AT PAGE 2092.

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY DEREK THOMPSON FOR THE PURPOSE OF LOCATING AND MARKING THE BOUNDARY FOR THE PROPERTY LOCATED AT 8230 SOUTH 1330 EAST, SANDY, UT 84093. THE BASIS OF BEARING IS NORTH  $00^{\circ}11'04''$  EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

HATCHED AREA SHOWN HEREON IS SHOWN ON UDOT R/W PLANS GSP-HPP-TI-2044(3)0E AS UDOT OWNERSHIP. SALT LAKE COUNTY ASSESSORS SHOWS THIS AREA AS BEING PART OF PARCEL 22-33-301-005. NO DEED TO UDOT OF HATCHED AREA WAS FOUND ON RECORD BY SURVEYOR. SAID HATCHED AREA IS  $\pm 98.0$  SQ. FT. VERIFICATION OF HATCHED AREA LAND OWNERSHIP MAY BE REQUIRED BETWEEN OWNER, UDOT AND SALT LAKE COUNTY.

### LEGEND OF SYMBOLS & ABBREVIATIONS

- ELECTRIC METER / BOX
  - SIGHT LIGHT
  - CABLE BOX
  - GAS VALVE
  - ACCESS TO PUBLIC RIGHT OF WAY
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - CORNER SET/FOUND
  - CORNER NOT SET
  - STORM MANHOLE
  - CURB STORM INLET
  - SANITARY SEWER
  - GAS METER
  - SECTION CORNER
  - MONUMENT
- B.H. - BUILDING HEIGHT  
UDOT - UTAH DEPARTMENT OF TRANSPORTATION  
WD - WARRANTY DEED  
SWD - SPECIAL WARRANTY DEED  
R/W - RIGHT OF WAY

### LINE TABLE

- BOUNDARY
- PLAT BOUNDARY
- LOT 1 LINES
- RIGHT OF WAY LINE
- CURB & GUTTER
- FENCE
- WALL
- BUILDING SETBACK
- BUILDING
- BUILDING OVERHANG
- SECTION LINE/TIES

### THOMPSON PROPERTY

8230 SOUTH 1330 EAST, SANDY, UT 84093

### SURVEYOR'S CERTIFICATION

I, MARISSA A. CROFT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUNDS OF THE FOLLOWING TRACT OF LAND. THIS SURVEY WAS MADE IN CONFORMITY WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES. IT DOES NOT GUARANTEE TITLE TO THE SET NOR PURPORT TO SHOW ALL EASEMENTS OF RECORD; NOR IS IT PROOF OF OWNERSHIP.

JUNE 24, 2025

MARISSA A. CROFT  
REGISTRATION NO. 14215259  
IN THE STATE OF UTAH  
DATE OF SURVEY: JUNE 3, 2025  
LAST REVISION: JUNE 24, 2025



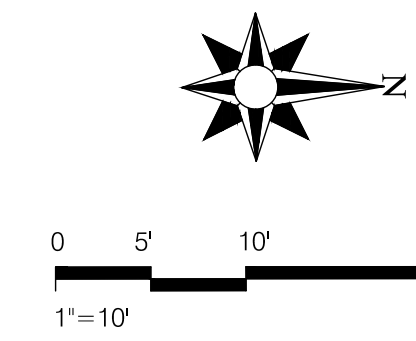
PROJECT # S-25-056  
DRAWN BY: M. PETERSON  
CHECKED BY: M. CROFT



**PETERSON ENGINEERING, P.C.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
7107 SOUTH 400 WEST #1, MIDVALE, UTAH 84047 801-255-3500

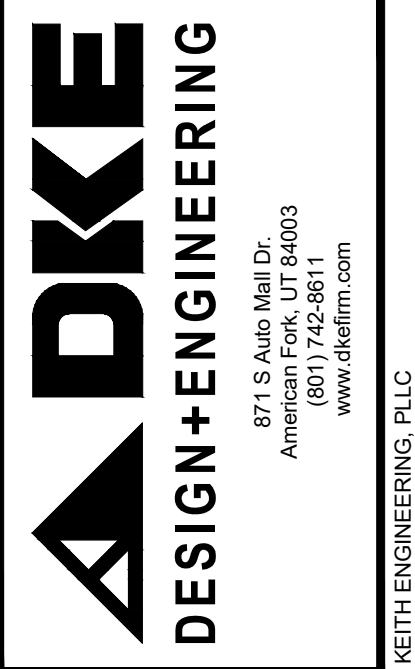
8230 SOUTH, 1330 EAST  
SANDY, UT 84093

BOUNDARY SURVEY



**PROPERTY INFORMATION**

Owner:  
Derek Thompson  
Address:  
8230 South 1330 East, Sandy Utah  
Subdivision:  
Lot #1, Oakwood Estates #3  
Parcel No: 22-33-301-005-000  
Zoning Requirements  
Zone: R1-8  
Min. Area: 8,000 sf  
Min. Lot Width: 70 feet  
Building Requirements  
Front Setback: 25 feet  
Side Yard Setback: 10 feet  
Rear Yard Setback: 15 feet  
Max Building Height: 35 feet  
Max Lot Coverage: 40%



PROJECT #: 043

PROJECT: THOMPSON RESIDENCE ADDITION  
STREET: 8230 SOUTH 1330 EAST  
CITY: SANDY, UT 84089

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SHEET SIZE: ARCH D 24X36

PLOT PLAN

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/1/2025



DRAWN BY: J. STEWART  
PROJ. ENGINEER: --

SHEET #

P

**SWPPP Notes**

-BMPS must follow EPA construction standards-

- Contractor shall be responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWR.
- The NOI must be submitted to DWR 45 days prior to the start of construction and may entitle coverage under the Utah DWR General Permit for Storm Water Discharges associated with construction activity.
- A UPDES Storm Water Discharge Permit may be required. The Contractor shall be considered the Permittee.
- Provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
- Silt fence or Earth berm to be installed perpendicular to the downhill slopes.
- All erosion control Best Management Practices shall be inspected and maintained regularly and after every storm event.
- Place sand or gravel bags around existing storm drain collection systems to protect from sediment and debris.
- Construction access shall be constructed with a minimum 6' deep gravel (3' to 6') size to prevent tracking of mud offsite and in a manner that will protect existing utilities, sidewalks, curb and gutter from damage. No dirt or debris shall be placed over the sidewalk or curb & gutter. If necessary, a perimeter control fence shall be installed around the project to channel access to the site through the tracking pad.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately.
- A lined concrete wash out area must be provided at the site for all concrete, paint, sludge, or masonry work. Washout on ground is prohibited. Washout area can be used for any type of tool and or equipment cleanup.
- If using a concrete pump truck, a water tight container shall be placed under the hopper to collect concrete spills and wash out water.
- A chemical toilet is required to be on site during construction and located on a pervious surface anchored securely and behind the sidewalk or 8 feet away from curb or edge of asphalt.
- Install a 3' curb out back on the park strip from property line to property line as soon as foundation is backfilled.
- Building site is to be cleaned on a regular basis. Garbage must be contained and removed regularly.
- Street sweeping. Street and gutters shall be swept and kept clean at the end of each working day or as needed.
- Dust Control. Take necessary action to keep dust down.

**Site Grading Notes**

- All storm water and dirt will be kept on site during construction until final landscaping is finished.
- Existing drainage patterns along property lines shall remain as is. Berms, swales, and/or silt fences may be required to prevent storm water from flowing onto adjacent lots.
- Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed prior to construction.
- Slope finish grade away from existing structures and foundations a minimum of 2% and maximum of 5% for 10 feet (3 to 6 inches). Provide all necessary horizontal and vertical transitions between new construction and existing surfaces for proper drainage.
- All grading, excavation and backfilling work shall conform to the geotechnical soils report approved for this site. The report must include soil classification, soil bearing pressure and lateral equivalent fluid pressure. A geotechnical engineer must inspect excavations prior to any fill or concrete being placed.

**General Notes**

- All construction to be performed in accordance with Local City Standards and Specifications.
- Not all utilities are shown on this plan. Verify the location of all existing utilities including cables, conduits, pipes, water lines, gas lines, etc. by contacting a utility locating service such as Blue Stakes to mark utility locations prior to construction.
- Protect existing utilities, structures, and street improvements which are to remain in place, from damage. Any utilities, structures or improvements damaged due to construction shall be repaired or replaced to the cities standards.

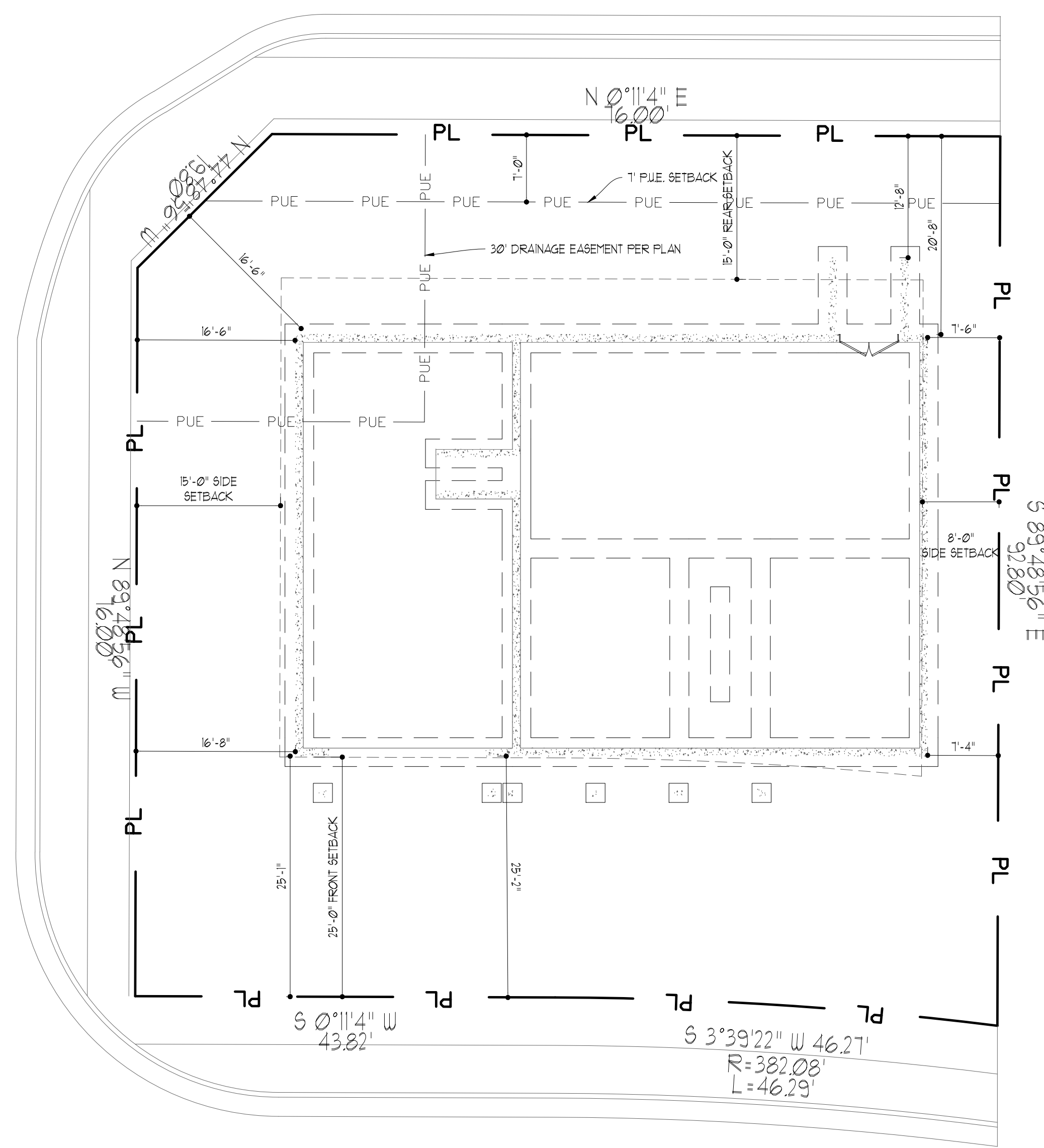
SYMBOL	DESCRIPTION
	SILT FENCE, BMP-SF
	STRAW BALE SEDIMENT BARRIER, BMP-SBS
	INLET PROTECTION, BMP-IPS OR SAND BAG BARRIER, BMP-SBB
	CONSTRUCTION ACCESS, BMP-SCEWA
	CONCRETE WASHOUT, BPA-CWM
	PORTABLE TOILETS, BMP-PT
	TRASH BINS, BMP-WD
	MATERIALS STORAGE, BMP-MS

**ATTENTION !**

IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR TOWN ORDINANCE.

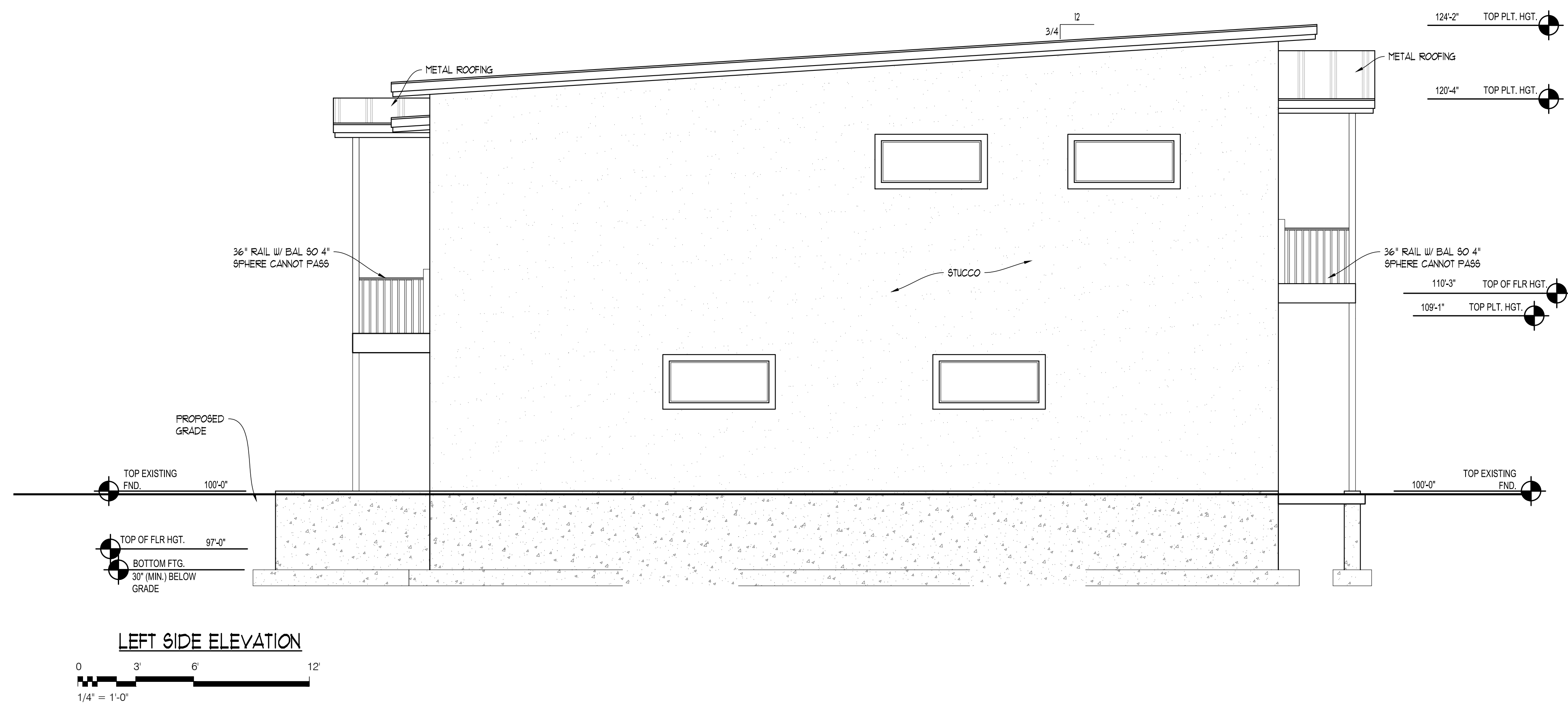
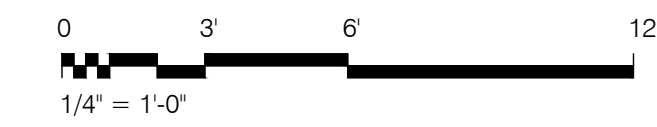
STATE BUILDING CODES: 2021 IRC, 2021 IMC, 2021 IPC, 2020 NEC, 2021 IFGC, 2021 BC, 2021 EFC, & 2015 IECC (MEC) AND ALL UTAH STATE AMENDED CODES.

THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR, (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR, THE DESIGNER & DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING, ACCEPTS FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE CONSTRUCTION.)

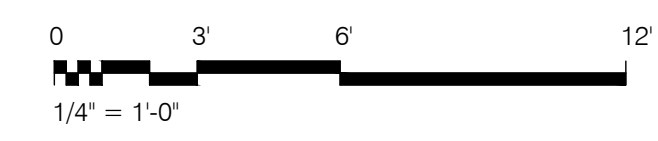




FRONT ELEVATION



LEFT SIDE ELEVATION



PROJECT #: 043  
 PROJECT: THOMPSON RESIDENCE ADDITION  
 STREET: 8230 SOUTH 1330 EAST  
 CITY: SANDY, UT 84088

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS  
 SHEET SIZE: ARCH D 24X36

ELEVATIONS

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE:	8/1/2025
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PROFESSIONAL ENGINEER  
 No. 12072726  
 CHRISTOPHER COLIN RHOADES  
 STATE OF UTAH

DRAWN BY: J. STEWART  
 PROJ. ENGINEER: --

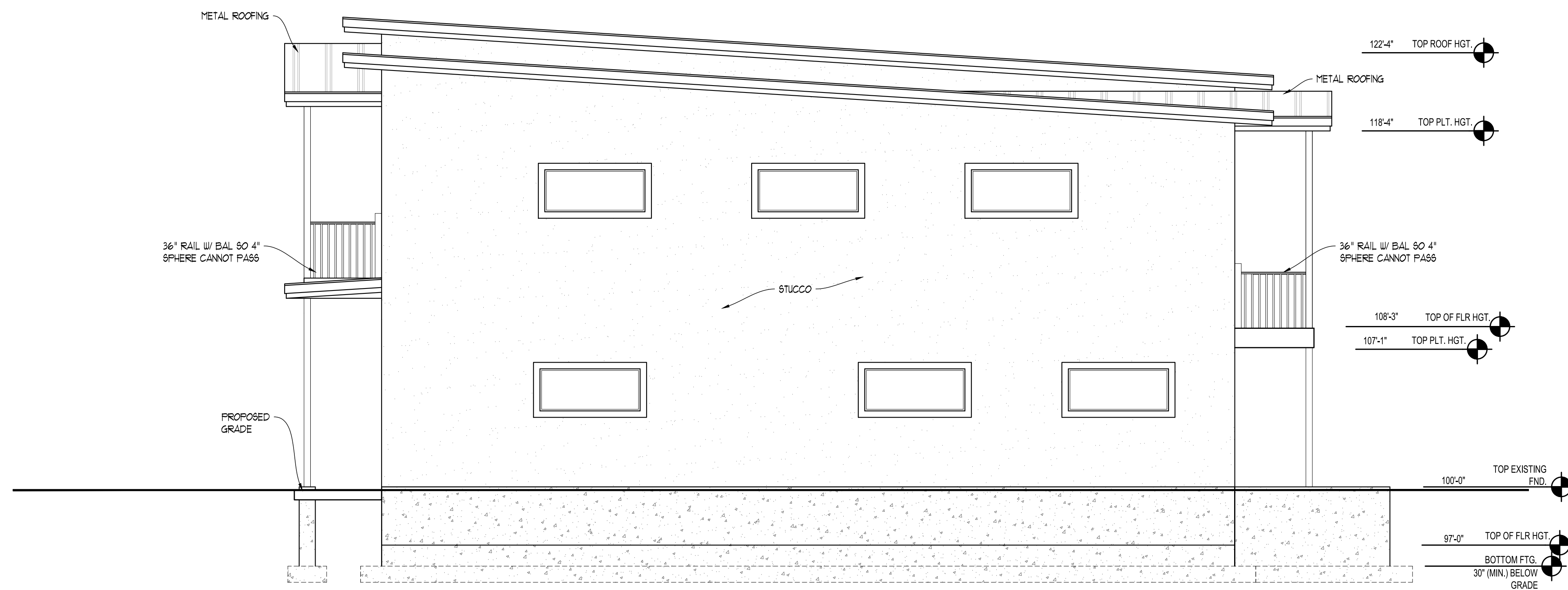
SHEET #  
**A0.0**

**ATTENTION !**  
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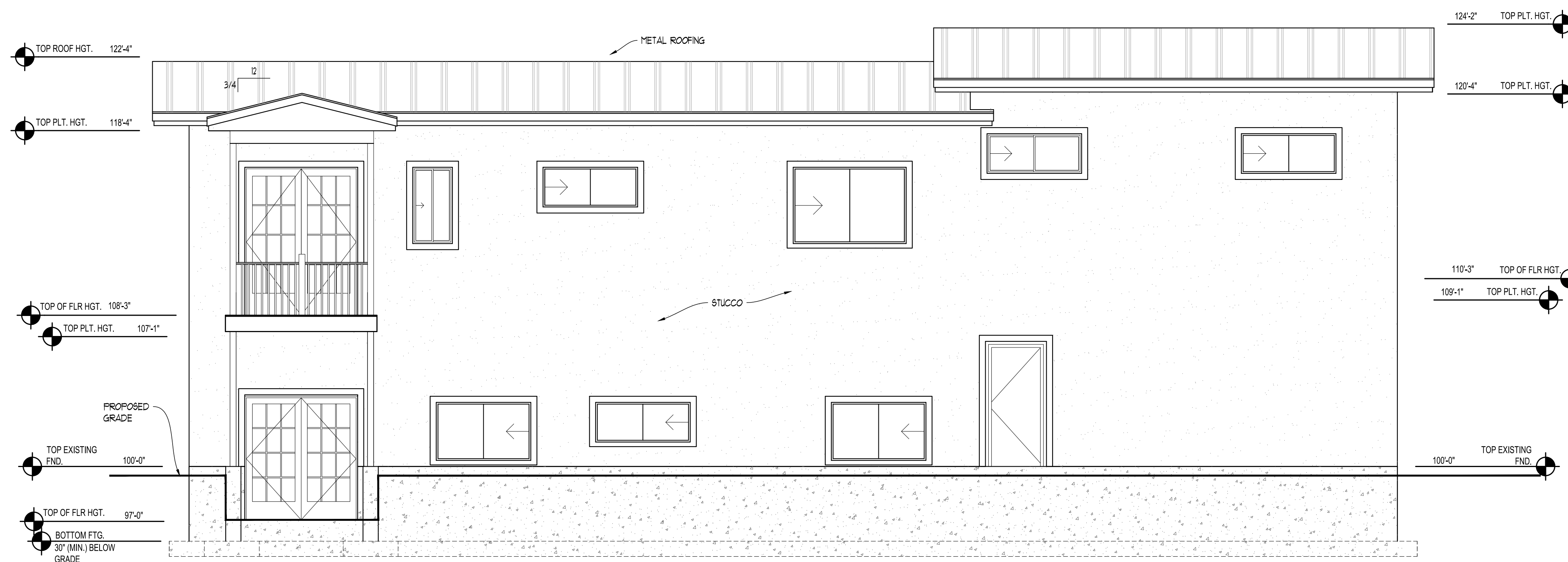
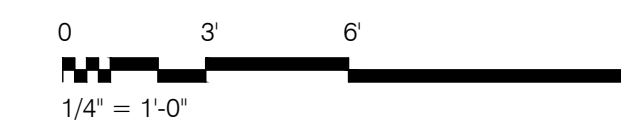
STATE BUILDING CODES: 2021 IRC, 2021 IMC, 2021 IPC, 2020 NEC, 2021 IFGC, 2021 IBC, 2021 IFC, & 2015 IECC (MEC) AND ALL UTAH STATE AMENDED CODES.

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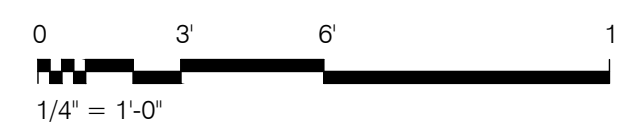
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RIGHT SIDE ELEVATION



REAR ELEVATION



PROJECT #: 043

PROJECT: THOMPSON RESIDENCE ADDITION  
STREET: 8230 SOUTH 1330 EAST  
CITY: SANDY, UT 84088

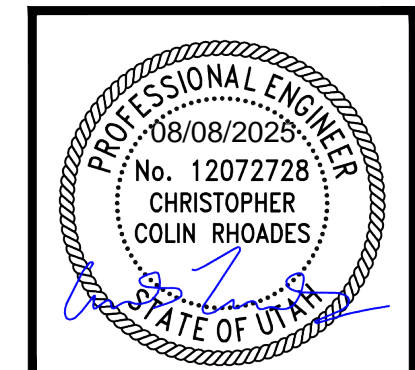
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SHEET SIZE: ARCH D  
24X36

ELEVATIONS

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/1/2025



DRAWN BY: J. STEWART  
PROJ. ENGINEER: --

SHEET #

A0.1

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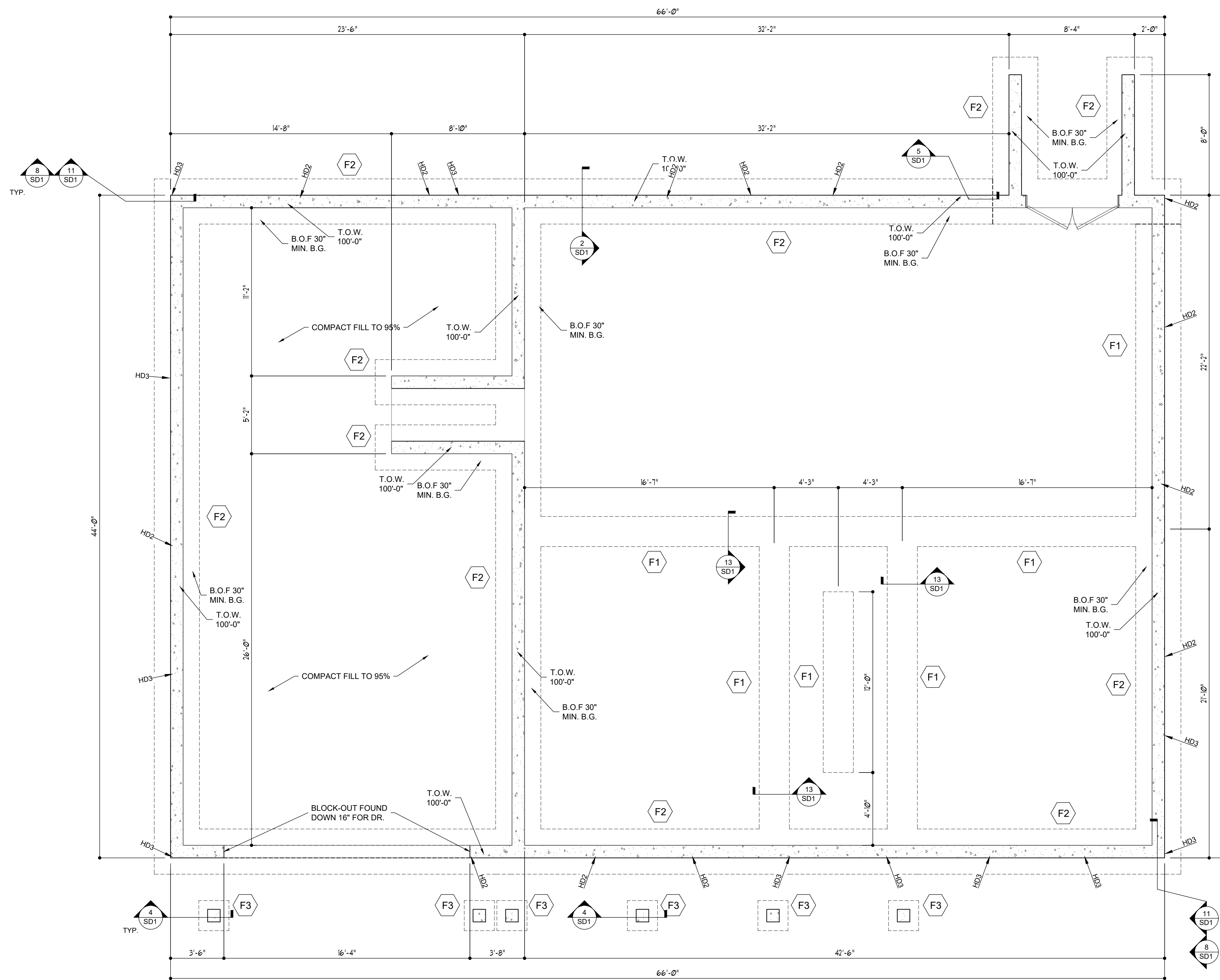
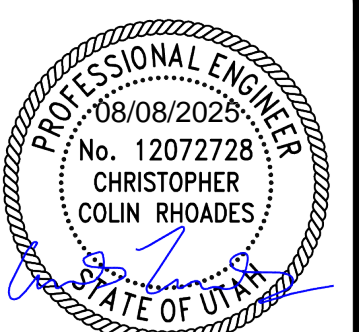
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AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--



FOOTING SCHEDULE				
MARK	FOOTING SIZE (WIDTH X LENGTH)	LENGTHWISE	CROSSWISE	COMMENTS
F1	10" X 20" X CONT.	(2) #4	NONE	ALL FOOTINGS U.N.O.
F2	10" X 24" X CONT.	(2) #4	NONE	
F3	10" X 24" X 24"	(3) #4	(3) #4	

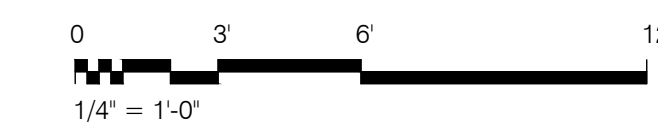
TYPICAL WALL REINFORCEMENT						
MAX. HEIGHT	MIN. THICKNESS	VERTICAL STEEL(1)	HORIZONTAL STEEL(2)	STEEL AT OPENINGS(3)	MAX. LINTEL LENGTH	MIN. LINTEL DEPTH
2'	6"	#4 @ 16" O.C.	2-#4 BARS EVENLY SPACED		2'	
3'	8"	#4 @ 16" O.C.	3-#4 BARS EVENLY SPACED		2'	
4'	8"	#4 @ 16" O.C.	4-#4 BARS EVENLY SPACED		3'	
6'	8"	#4 @ 16" O.C.	5-#4 BARS EVENLY SPACED	2-#4 BARS ABOVE, 1-#4 BAR EA. SIDE & BELOW	6'	2" PER FOOT OF OPENING WIDTH
8'	8"	#4 @ 16" O.C.	6-#4 BARS EVENLY SPACED		6'	
9'	8"	#4 @ 16" O.C.	7-#4 BARS EVENLY SPACED		6'	

HOLDOWN SCHEDULE								
MARK	HOLDOWN	ANCHOR BOLT	MIN. POST SIZE	RETRO FIT HOLDOWN	ANCHOR BOLT	EPOXY	MIN. EMBEDMENT DEPTH (INCHES)	COMMENTS
HD1	CS14	N/A		N/A	N/A	N/A	N/A	
HD2	STHD10RJ	N/A	3"X3-1/2"	HDU5-SDS2.5	3"	SIMPSON SET 3G	14"	
HD3	STHD14RJ	N/A	3"X3-1/2"	HDU8-SDS2.5	3"	SIMPSON SET 3G	16"	

NOTES:

- ALL ANCHORS ARE SIMPSON STRONG TIE.
- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- USE STANDARD MODELS (NOT RJ) WHEN INSTALLING AT SLAB ON GRADE LOCATIONS.
- VERTICAL FLOOR TO FLOOR INSTALLATION, NAILS NOT REQUIRED AT RIM BOARD & SILL PLATE
- NOT ALL HOLD-DOWNS ARE USED. REFER TO SHEAR WALL AND FOUNDATION PLANS FOR REQUIREMENTS
- ALL RETRO FIT ANCHOR BOLTS REQUIRE F1554 Gr. 36 ANCHOR BOLTS
- CONCRETE IS ASSUMED TO HAVE A STRENGTH OF 3,000 PSI

FOOTING & FOUNDATION PLAN



NOTE:

- SEE FLOOR PLAN SHEETS FOR PRECISE LOCATION/PLACEMENT OF HOLD-DOWNS AND ANCHOR BOLTS PER SHEAR WALL SCHEDULES.
- SEE SCHEDULES ON BASEMENT PLAN FOR SIZES FOR DOORS AND WINDOWS THAT ARE FORMED IN FOUNDATION.

TYPICAL U.N.O.:

- EXTERIOR WALLS: 2X6 STUDS @ 16" O.C.
- INTERIOR WALLS: 2X4 STUDS @ 16" O.C.

**ATTENTION !**  
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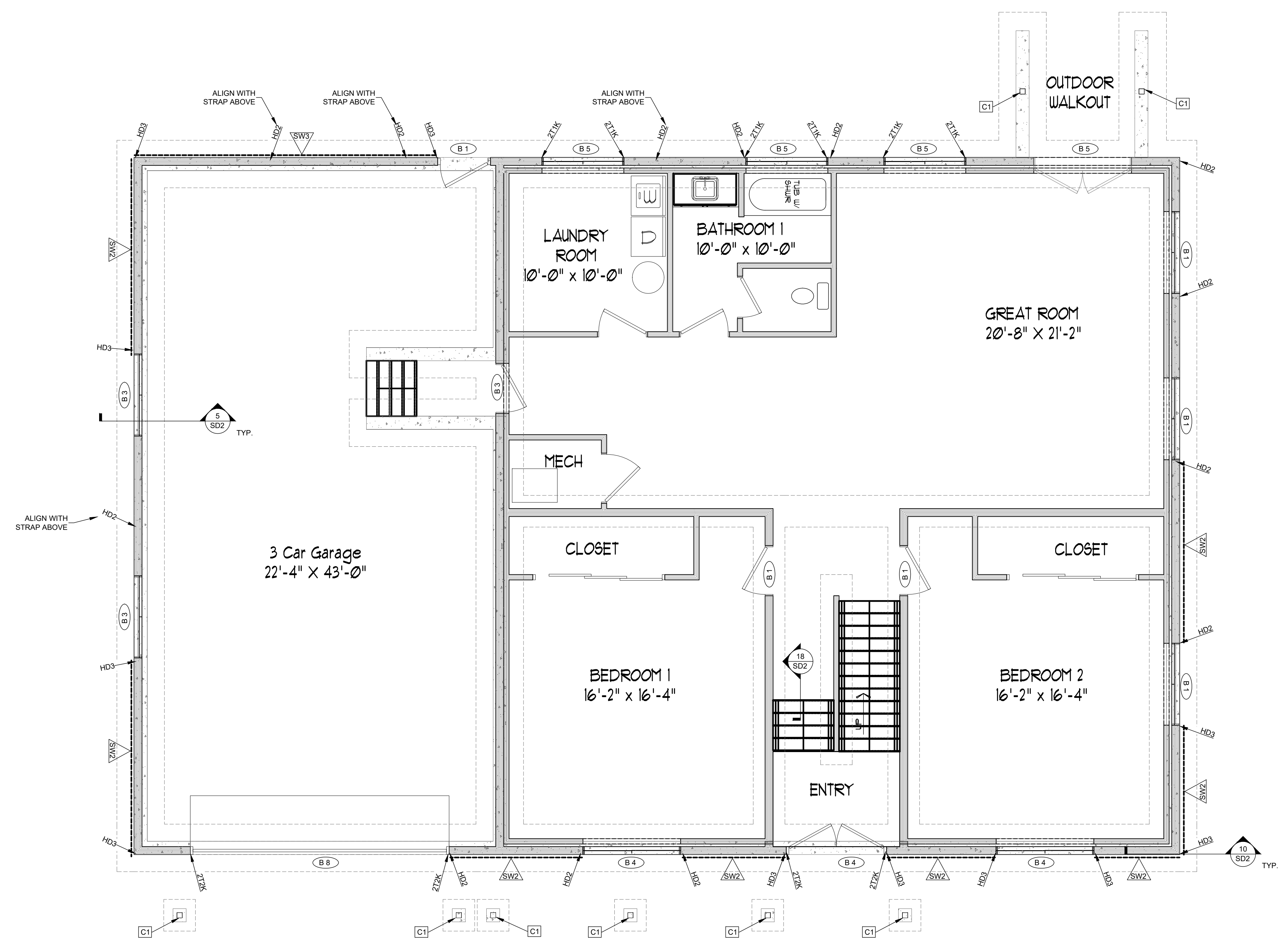
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AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/1/2025

PROFESSIONAL ENGINEER  
08/08/2025  
No. 12072728  
CHRISTOPHER COLIN RHOADES  
STATE OF UTAH

DRAWN BY: J. STEWART  
PROJ. ENGINEER: --



BEAM SCHEDULE		
MARK	BEAM SIZE	COMMENTS
B1	(2) 2X8 DF-L #2	ALL EXTERIORS OPENINGS, TYP. U.N.O.
B2	(2) 2X8 DF-L #2	
B3	(3) 2X8 DF-L #2	
B4	(3) 2X8 DF-L #2	
B5	(3) 2X10 DF-L #2	
B6	(1)1.75X11.875' 2.0E MICROLAM	
B7	(2)1.75X11.875' 2.0E MICROLAM	
B8	(3)1.75X11.875' 2.0E MICROLAM	
B9	3.5X10.5' 24F-V4 GLULAM	

COLUMN SCHEDULE		
MARK	COLUMN SIZE	COMMENTS
C1	4X4 DF-L #2	USE A8U44 POST BASE AND PC42 POST CAP
C2	(2) 2X8 DF-L #2	

#T = NUMBER TRIMMER STUDS  
#K = NUMBER OF KING STUDS  
#T/K ALL FRAMED OPENINGS, TYP. U.N.O.  
■ = POINT LOAD FROM ABOVE  
PROVIDE BLOCKING OR POST TO MATCH DIMENSIONS OF POST ABOVE.

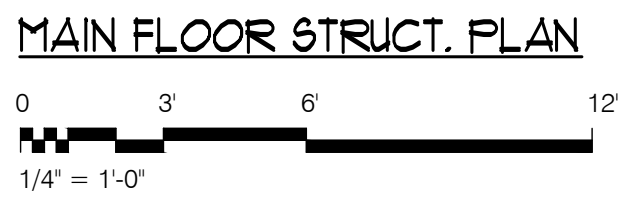
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HOLDOWN SCHEDULE								
MARK	HOLDOWN	ANCHOR BOLT	MIN. POST SIZE	RETRO FIT HOLDOWN	ANCHOR BOLT	EPOXY	MIN. EMBEDMENT DEPTH (INCHES)	COMMENTS
HD1	CS14	N/A		N/A	N/A	N/A	N/A	
HD2	STHD10RJ	N/A	3"X-1/2"	HDUS-SDS2.5	#10	SIMPSON SET 3G	14"	
HD3	STHD14RJ	N/A	3"X-1/2"	HDUS-SDS2.5	#10	SIMPSON SET 3G	16"	

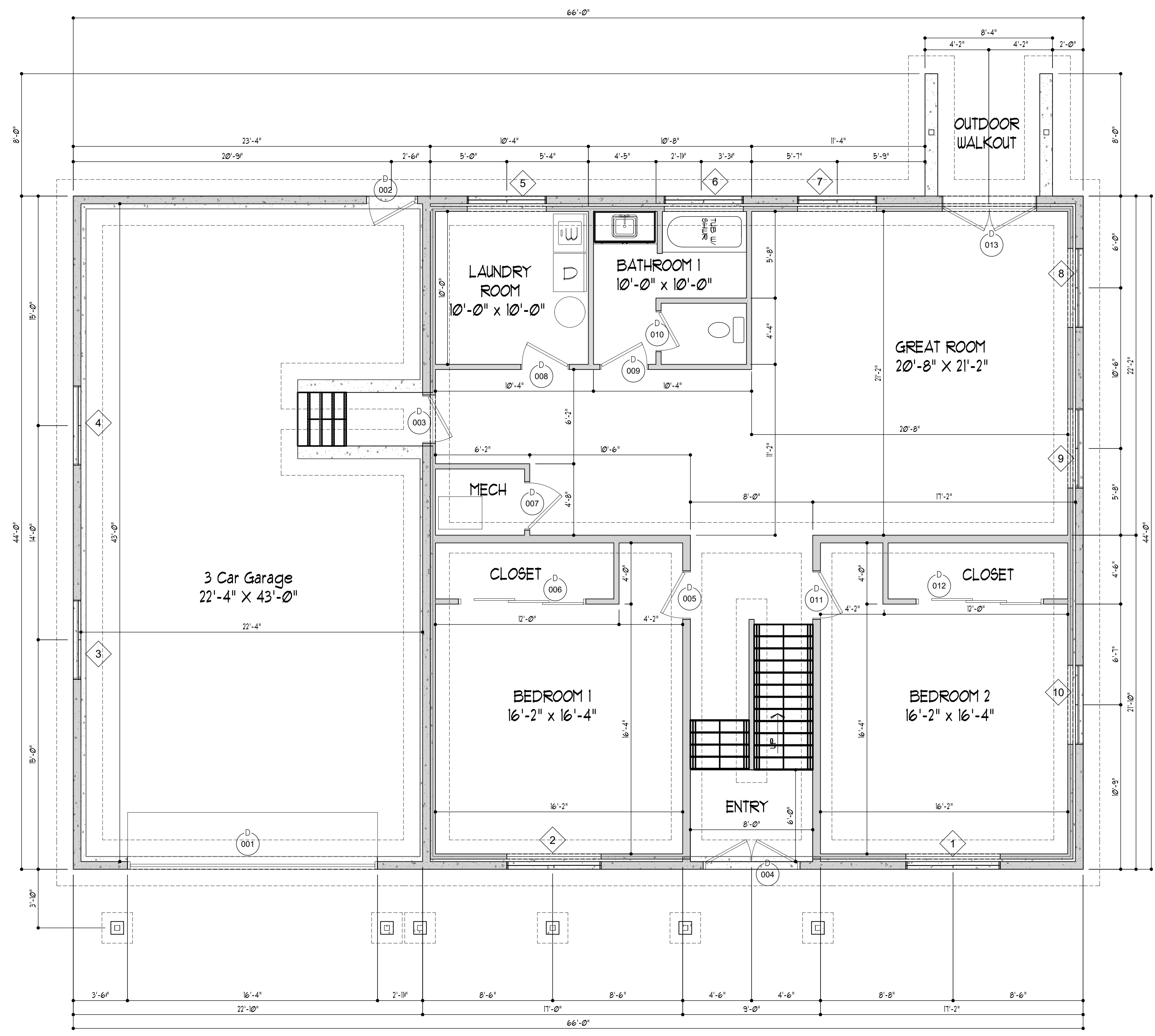
- NOTES:
- ALL ANCHORS ARE SIMPSON STRONG TIE.
  - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - USE STANDARD MODELS (NOT RJ) WHEN INSTALLING AT SLAB ON GRADE LOCATIONS.
  - VERTICAL FLOOR TO FLOOR INSTALLATION, NAILS NOT REQUIRED AT RIM BOARD & SILL PLATE
  - NOT ALL HOLDOWNS ARE USED, REFER TO SHEAR WALL AND FOUNDATION PLANS FOR REQUIREMENTS
  - ALL RETRO FIT ANCHOR BOLTS REQUIRE F 1554 Gr. 36 ANCHOR BOLTS
  - CONCRETE IS ASSUMED TO HAVE A STRENGTH OF 3,000 PSI



TYPICAL U.N.O.  
1. EXTERIOR WALLS: 2X6 @ 16" O.C.  
2. INTERIOR WALLS: 2X4 @ 16" O.C.

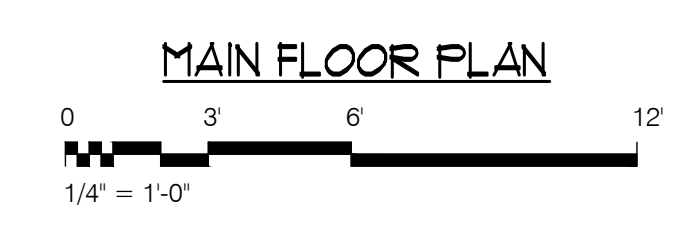
SHEAR WALL SCHEDULE									
TYPE	NAIL SPACING		NAIL SIZE	1 1/2" GAGE STAPLE SPACING		MATERIAL	SILL PLATE ATTACHMENT (1/2" ANCHOR BOLT)	BOTTOM PLATE ATTACHMENT (16d NAILS OR #14 SCREWS)	NOTES
	FIELD	EDGES		FIELD	EDGES				
ALL WALLS	12"	6"	8d	12"	6"	1/2" OSB	48" / 32" O.C.	16d NAILS @ 6" O.C.	ALL WALLS NOT SPECIFIED W/ SHEAR WALL CALLOUTS
SW1	12"	6"	8d	N/A	N/A	1/2" OSB	48" / 32" O.C.	16d NAILS @ 6" O.C.	
SW2	12"	4"	8d	N/A	N/A	1/2" OSB	36" / 28" O.C.	16d NAILS @ 6" O.C.	SHEAR WALL TO BE BLOCKED
SW3	12"	3"	8d	N/A	N/A	1/2" OSB	28" / 20" O.C.	N/A	SHEAR WALL TO BE BLOCKED

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--



MARK	SIZE		Style	Remarks	Head Height
	WIDTH	HEIGHT			
1	6'-0"	4'-0"	SLIDER	--	4'-5"
2	6'-0"	4'-0"	SLIDER	--	4'-5"
3	5'-0"	2'-0"	FG	--	6'-8"
4	5'-0"	2'-0"	FG	--	6'-8"
5	5'-0"	3'-0"	SLIDER	--	4'-5"
6	5'-0"	2'-0"	SLIDER	--	4'-5"
7	5'-0"	3'-0"	SLIDER	--	4'-5"
8	5'-0"	2'-0"	FG	--	6'-0"
9	5'-0"	2'-0"	FG	--	6'-0"
10	5'-0"	2'-0"	FG	--	6'-0"

MARK	SIZE		STYLE	SWING	REMARKS
	WIDTH	HEIGHT			
001	16'-0"	6'-8"	GAR SQUR	NA	--
002	3'-0"	6'-8"	Standard	Left	--
003	3'-0"	6'-8"	DOOR	Left	--
004	FR 3'-0"	6'-8"	Hinged - Double - 6 Panel Half Lite	NA	--
005	3'-0"	6'-8"	DOOR	Right	--
006	3 @ 2'-8"	6'-8"	Sliding Triple	Left	--
007	3'-0"	6'-8"	DOOR	Right	--
008	3'-0"	6'-8"	DOOR	Right	--
009	3'-0"	6'-8"	DOOR	Left	--
010	2'-6"	6'-8"	DOOR	Left	--
011	3'-0"	6'-8"	DOOR	Left	--
012	3 @ 2'-8"	6'-8"	Sliding Triple	Left	--
013	FR 3'-0"	6'-8"	Hinged - Double - Full Lite	NA	TEMP

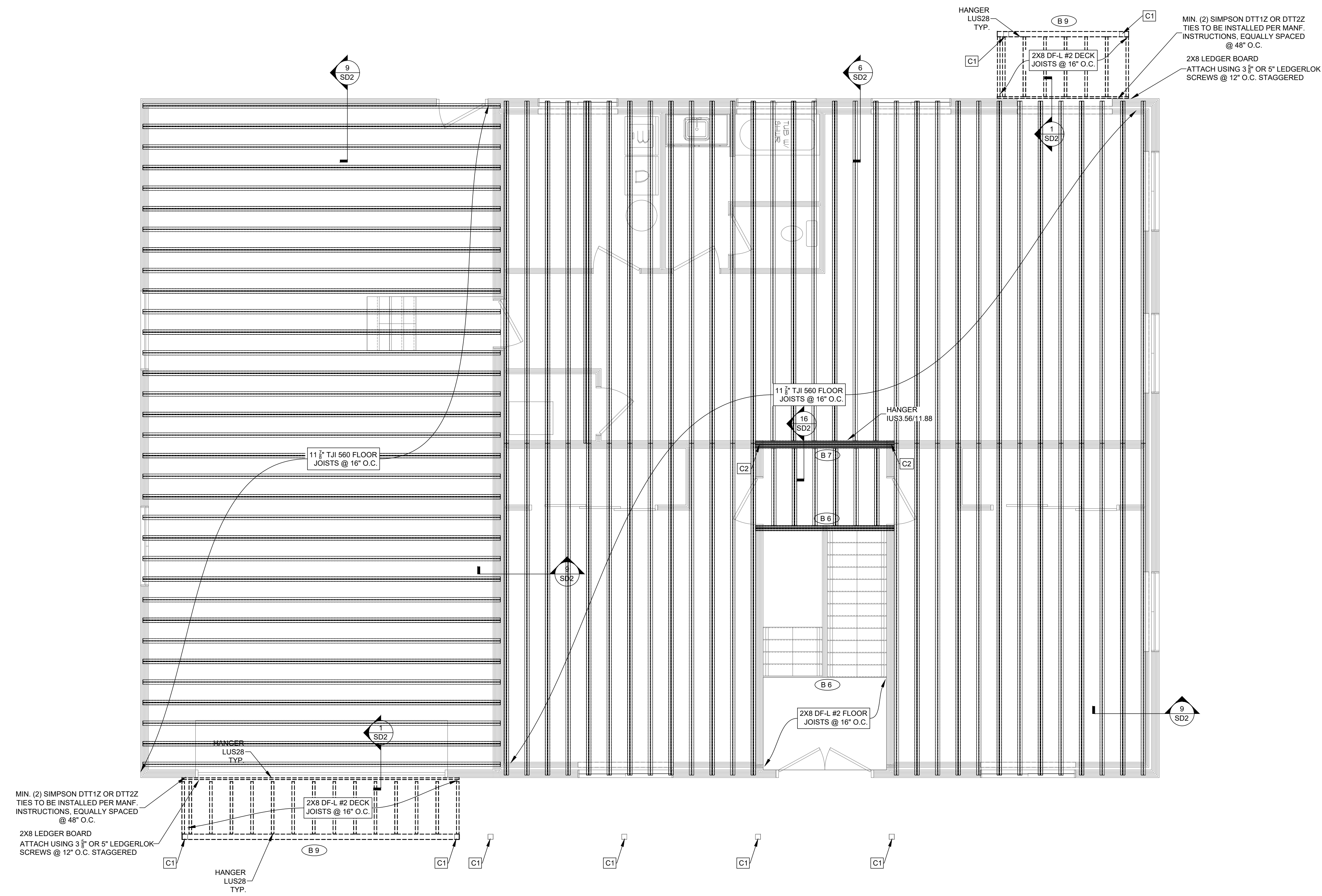


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SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

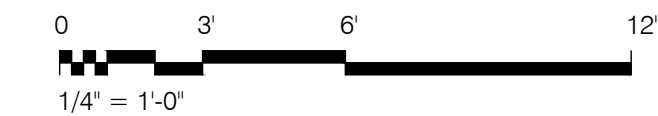


BEAM SCHEDULE		
MARK	BEAM SIZE	COMMENTS
B1	(2) 2X8 DF-L #2	ALL EXTERIORS OPENINGS, TYP. U.N.O.
B2	(2) 2X8 DF-L #2	
B3	(3) 2X8 DF-L #2	
B4	(3) 2X8 DF-L #2	
B5	(3) 2X10 DF-L #2	
B6	(1) 75"X11.875" 2'0E MICROLUM	
B7	(2) 75"X11.875" 2'0E MICROLUM	
B8	(3) 75"X11.875" 2'0E MICROLUM	
B9	3.5"X10.5" 24E-V4 GLULAM	

COLUMN SCHEDULE		
MARK	COLUMN SIZE	COMMENTS
C1	4X4 DF-L #2	USE A8U44 POST BASE AND PC42 POST CAP
C2	(2) 2X8 DF-L #2	

\* #T = NUMBER TRIMMER STUDS  
#K = NUMBER OF KING STUDS  
TT1K ALL FRAMED OPENINGS, TYP. U.N.O.  
■ = POINT LOAD FROM ABOVE. PROVIDE BLOCKING OR POST TO MATCH DIMENSIONS OF POST ABOVE.

SECOND FLOOR FRAMING PLAN



- FLOOR JOIST:**
- NO FLOOR JOIST SHALL RUN DIRECTLY UNDER A PLUMBING WALL.
  - ALLOW 4" OPENING 12 1/2" AWAY FROM A PLUMBING WALL W/ A TOILET.
  - ALLOW 2" OPENING 7 1/2" AWAY FROM A PLUMBING WALL W/ A TUB.
  - SOLID BLOCK OVER BEARING POINTS.
  - FLOOR JOISTS TO BE INSTALLED PER MANF. INSTRUCTIONS.
- TYPICAL U.N.O.:**
- FLOOR SHEATHING TO BE 3/4" OSB T & G GLUED, NAILED W/ 10d 6.6, 12

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DATE: 8/1/2025

PROFESSIONAL ENGINEER  
08/08/2025  
No. 12072728  
CHRISTOPHER COLIN RHOADES  
STATE OF UTAH

DRAWN BY: J. STEWART  
PROJ. ENGINEER: --

SHEET #  
**S2.5**

PROJECT #: 043

PROJECT: THOMPSON RESIDENCE ADDITION  
STREET: 8230 SOUTH 1330 EAST  
CITY: SANDY, UT 84093

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS  
SHEET SIZE: ARCH D 24X36

SECOND FLOOR STRUCTURAL PLAN

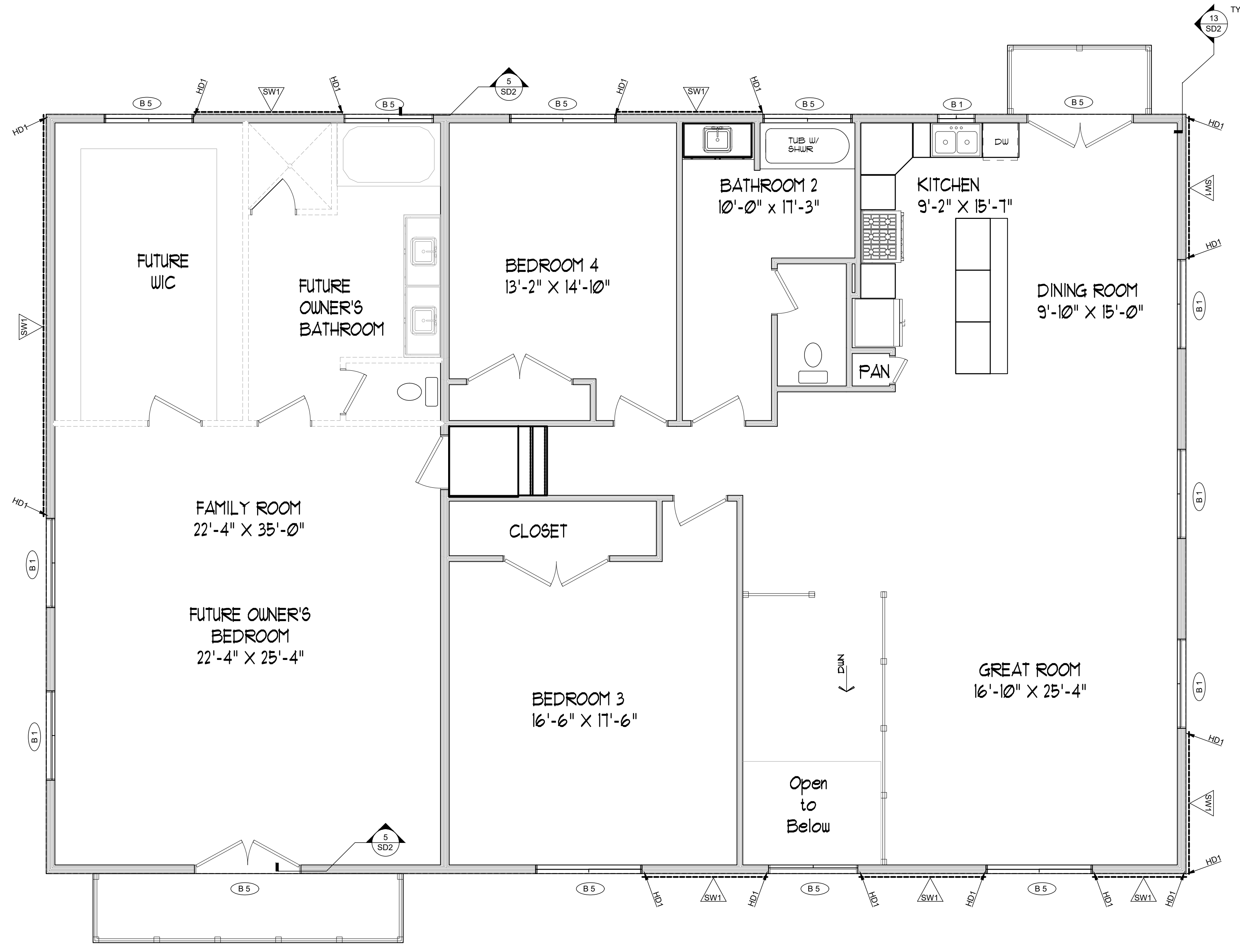
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MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

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PROJ. ENGINEER: --

SHEET #  
**S3.0**



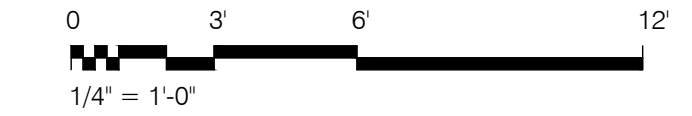
BEAM SCHEDULE		
MARK	BEAM SIZE	COMMENTS
B1	(2) 2X8 DF-L #2	ALL EXTERIOR OPENINGS, TYP. U.N.O.
B2	(2) 2X8 DF-L #2	
B3	(3) 2X8 DF-L #2	
B4	(3) 2X8 DF-L #2	
B5	(3) 2X10 DF-L #2	
B6	(1) 1.75"X11.875" 2.0E MICROLAM	
B7	(2) 1.75"X11.875" 2.0E MICROLAM	
B8	(3) 1.75"X11.875" 2.0E MICROLAM	
B9	3.5"X10.5" 24F-V4 GLULAM	

\* ALL EXTERIOR GLULAM BEAMS TO BE TREATED FOR EXTERIOR USE

COLUMN SCHEDULE		
MARK	COLUMN SIZE	COMMENTS
C1	4X4 DF-L #2	USE ABU44 POST BASE AND PC4Z POST CAP
C2	(2) 2X8 DF-L #2	

\* #T = NUMBER TRIMMER STUDS  
#K = NUMBER OF KING STUDS  
111K ALL FRAMED OPENINGS, TYP. U.N.O.  
■ = POINT LOAD FROM ABOVE  
PROVIDE BLOCKING OR POST TO MATCH DIMENSIONS OF POST ABOVE.

SECOND FLOOR STRUCT. PLAN



TYPICAL U.N.O.  
1. EXTERIOR WALLS: 2X6 STUDS @ 16" O.C.  
2. INTERIOR WALLS: 2X4 STUDS @ 16" O.C.

HOLDOWN SCHEDULE								
MARK	HOLDOWN	ANCHOR BOLT	MIN. POST SIZE	RETRO FIT HOLDOWN	ANCHOR BOLT	EPOXY	MIN. EMBEDMENT DEPTH (INCHES)	COMMENTS
HD1	CS14	N/A	N/A	N/A	N/A	N/A	N/A	
HD2	STHD10RJ	N/A	3"X-12"	HDUS-SDS2.5	1"Ø	SIMPSON SET 3G	14"	
HD3	STHD14RJ	N/A	3"X-12"	HDUS-SDS2.5	1"Ø	SIMPSON SET 3G	16"	

- NOTES:
- ALL ANCHORS ARE SIMPSON STRONG TIE.
  - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - USE STANDARD MODELS (NOT RJ) WHEN INSTALLING AT SLAB ON GRADE LOCATIONS.
  - VERTICAL FLOOR TO FLOOR INSTALLATION. NAILS NOT REQUIRED AT RIM BOARD & SILL PLATE
  - NOT ALL HOLDOWNS ARE USED, REFER TO SHEAR WALL AND FOUNDATION PLANS FOR REQUIREMENTS
  - ALL RETRO FIT ANCHOR BOLTS REQUIRE F1554 Gr. 36 ANCHOR BOLTS
  - CONCRETE IS ASSUMED TO HAVE A STRENGTH OF 3,000 PSI

SHEAR WALL SCHEDULE									
TYPE	NAIL SPACING		NAIL SIZE	1 1/2" GAGE STAPLE SPACING		MATERIAL	SILL PLATE ATTACHMENT (1/2" ANCHOR BOLT)	BOTTOM PLATE ATTACHMENT (16d NAILS OR #14 SCREWS)	NOTES
	FIELD	EDGES		FIELD	EDGES				
ALL WALLS	12"	6"	8d	12"	6"	1 1/2" OSB	48" / 32" O.C.	16d NAILS @ 6" O.C.	ALL WALLS NOT SPECIFIED W/ SHEAR WALL CALLOUTS
SW1	12"	6"	8d	N/A	N/A	1 1/2" OSB	48" / 32" O.C.	16d NAILS @ 6" O.C.	
SW2	12"	4"	8d	N/A	N/A	1 1/2" OSB	36" / 28" O.C.	16d NAILS @ 6" O.C.	SHEAR WALL TO BE BLOCKED
SW3	12"	3"	8d	N/A	N/A	1 1/2" OSB	28" / 20" O.C.	N/A	SHEAR WALL TO BE BLOCKED

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AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV GRADE	--
TOTAL SQ. FT.	--

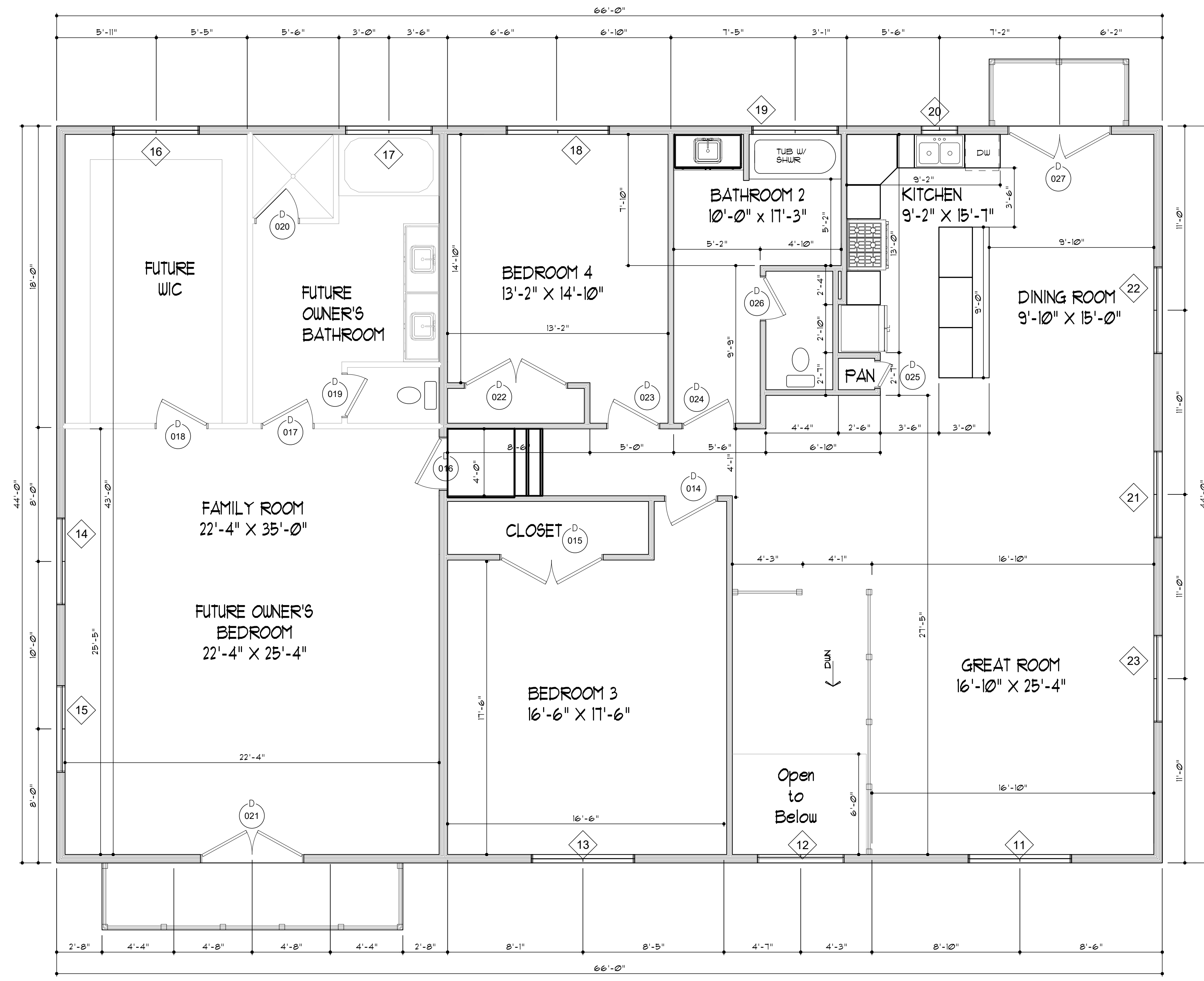
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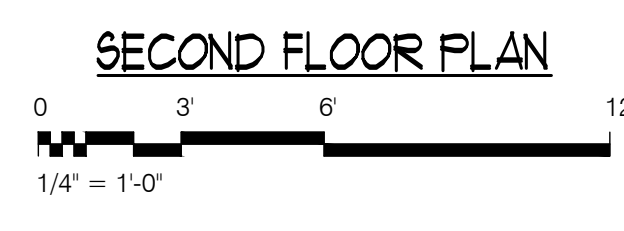
PROFESSIONAL ENGINEER  
08/08/2025  
No. 12072728  
CHRISTOPHER COLIN RHOADES  
STATE OF UTAH

DRAWN BY: J. STEWART  
PROJ. ENGINEER: --



WINDOW SCHEDULE					
MARK	SIZE		Style	Remarks	Head Height
	WIDTH	HEIGHT			
11	6'-0"	4'-0"	SLIDER	--	8'-0"
12	5'-0"	3'-0"	FG	--	8'-0"
13	6'-0"	4'-0"	SLIDER	--	8'-0"
14	5'-0"	2'-0"	FG	--	8'-0"
15	5'-0"	2'-0"	FG	--	8'-0"
16	5'-0"	2'-0"	SLIDER	--	8'-0"
17	5'-0"	2'-0"	TEMP SLIDER	TEMP	8'-0"
18	6'-0"	4'-0"	SLIDER	--	8'-0"
19	5'-0"	2'-0"	SLIDER	--	8'-0"
20	2'-0"	4'-0"	TEMP SLIDER	TEMP	8'-0"
21	5'-0"	2'-0"	FG	--	8'-0"
22	5'-0"	2'-0"	FG	--	8'-0"
23	5'-0"	2'-0"	FG	--	8'-0"

DOOR AND FRAME SCHEDULE					
MARK	SIZE		STYLE	SWING	REMARKS
	WIDTH	HEIGHT			
014	3'-0"	8'-0"	DOOR	Left	--
015	FR 3'-0"	8'-0"	DBL. DR.	NA	--
016	3'-0"	8'-0"	DOOR	Right	--
017	3'-0"	8'-0"	DOOR	Left	--
018	3'-0"	8'-0"	DOOR	Right	--
019	2'-6"	8'-0"	DOOR	Right	--
020	2'-6"	8'-0"	SHUR DOOR	Left	TEMP SHOWER DOOR
021	FR 3'-0"	8'-0"	Hinged - Double - Full Lite	NA	TEMP
022	FR 3'-0"	8'-0"	DBL. DR.	NA	--
023	3'-0"	8'-0"	DOOR	Right	--
024	3'-0"	6'-8"	DOOR	Left	--
025	1'-6"	6'-8"	DOOR	Right	--
026	2'-6"	6'-8"	DOOR	Left	--
027	FR 3'-0"	8'-0"	Hinged - Double - Full Lite	NA	TEMP





PROJECT # 043  
 PROJECT: THOMPSON RESIDENCE ADDITION  
 STREET: 8230 SOUTH 1330 EAST  
 CITY: SANDY, UT 84093

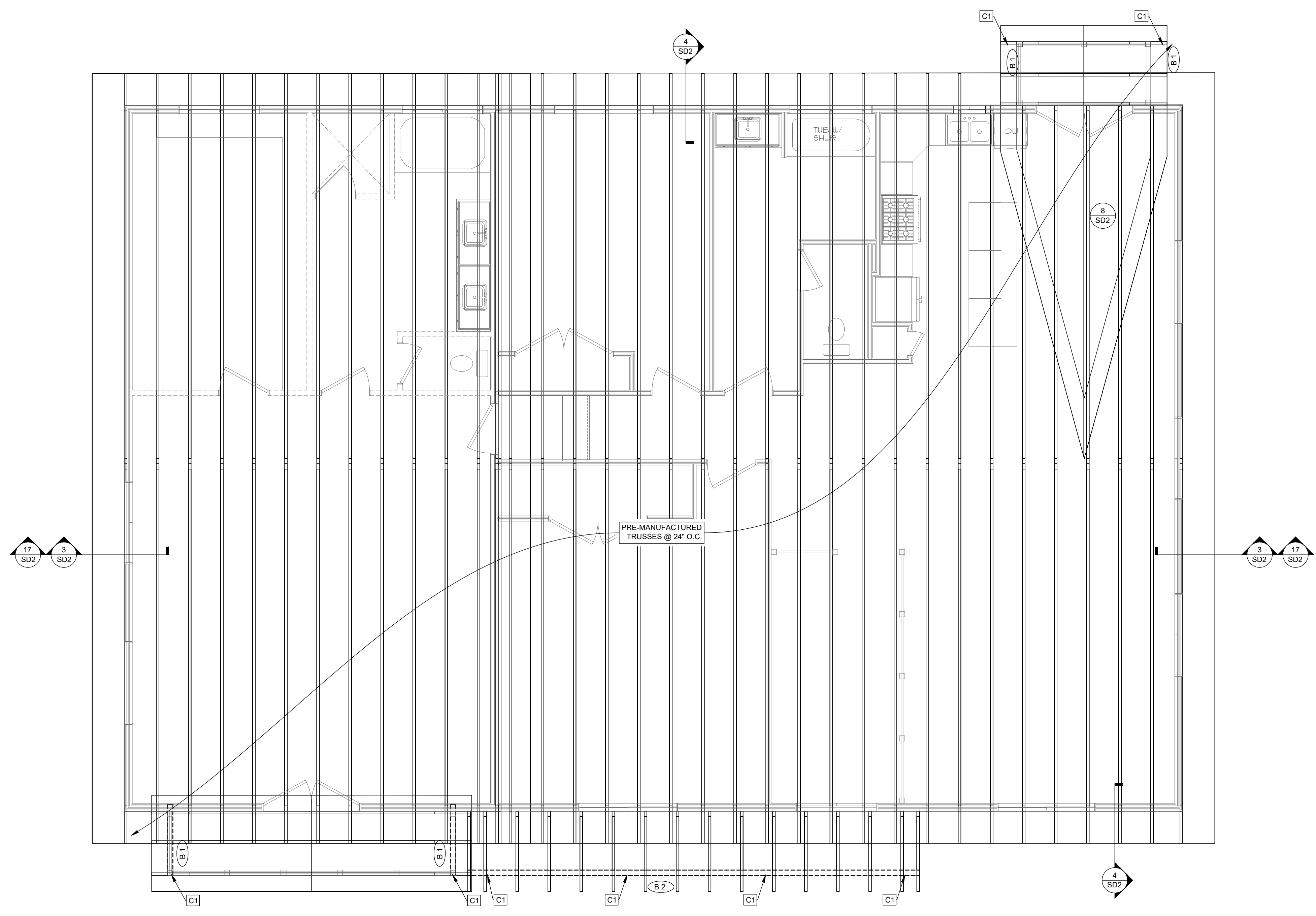
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS  
 SHEET SIZE: ARCH D 24X36

ROOF FRAMING PLAN

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/1/2025  
 PROFESSIONAL ENGINEER  
 No. 12072728  
 CHRISTOPHER COLIN RHOADES  
 STATE OF UTAH  
 DRAWN BY: J. STEWART  
 PROJ. ENGINEER: --

SHEET # S4.0



BEAM SCHEDULE		
MARK	BEAM SIZE	COMMENTS
B1	(2) 2X8 DF-L #2	ALL EXTERIORS OPENINGS, TYP. U.N.O.
B2	(2) 2X8 DF-L #2	
B3	(3) 2X8 DF-L #2	
B4	(3) 2X8 DF-L #2	
B5	(3) 2X10 DF-L #2	
B6	(1) 75'X11.875' 2.0E MICROLAM	
B7	(2) 75'X11.875' 2.0E MICROLAM	
B8	(1) 75'X11.875' 2.0E MICROLAM	
B9	3.5'X10.5' 24FV4 GLULAM	

COLUMN SCHEDULE		
MARK	COLUMN SIZE	COMMENTS
C1	4X4 DF-L #2	USE ABU44 POST BASE AND PC42 POST CAP
C2	(2) 2X8 DF-L #2	

\* ALL EXTERIOR GLULAM BEAMS TO BE TREATED FOR EXTERIOR USE  
 \* #T = NUMBER TRIMMER STUDS  
 \* #K = NUMBER OF KING STUDS  
 \* 1TK ALL FRAMED OPENINGS, TYP. U.N.O.  
 \* ■ = POINT LOAD FROM ABOVE. PROVIDE BLOCKING OR POST TO MATCH DIMENSIONS OF POST ABOVE.

ROOF FRAMING PLAN  
 0 3 6 12  
 1/4" = 1'-0"

- TYPICAL U.N.O.  
 1. ROOF SHEATHING TO BE 1/2" W8d NAILS @ 6" EDGES, 12" FIELD  
 2. ROOF TRUSSES @ 24" O.C. BY OTHERS

**ATTENTION!**  
 CONTRACTOR TO PROVIDE DKE WITH TRUSS PACKAGE FOR APPROVAL PRIOR TO TRUSS MANUFACTURING AND INSTALLATION

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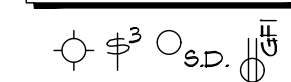
**ELECT. SYMBOL LEDGEND**

- 110 VOLT OUTLET
- 1/2 HOT OUTLET
- GROUND FAULT INTERRUPTER
- BUBBLE TYPE WATERPROOF COVERED OUTLET
- DEDICATED CIRCUIT
- 220 VOLT OUTLET
- STANDARD LIGHT FIXT.
- RECESSED CAN LIGHT.
- WALL LIGHT FIXT.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- SWITCH
- 3-WAY SWITCH
- TELEPHONE JACK
- TELEVISION JACK
- CEILING FAN

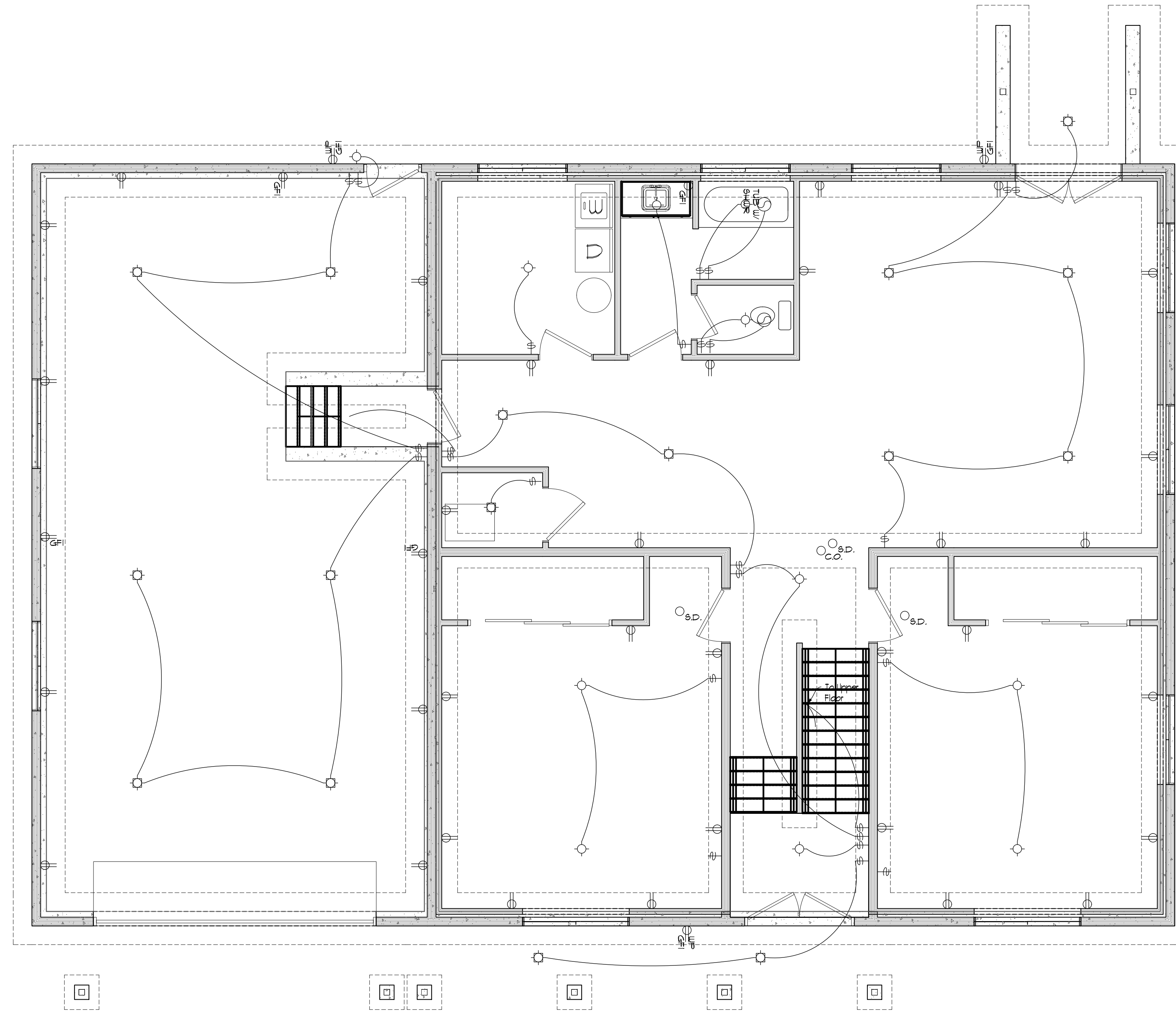
**ELECTRICAL NOTES:**

- ALL SUBS SEE GENERAL NOTES PAGES.
- CONFIRM LOCATION OF TV, PHONE, & OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS WITH OWNER.
- CONFIRM LOCATION OF RECESSED CANS & CEILING FANS WITH OWNER.
- PROVIDE LIGHT IN ATTIC WITH SWITCH @ ACCESS.
- CONFIRM WITH OWNER LOCATION OF ALL EXTERIOR LIGHTS, SPOT LIGHTS, FLOOD LIGHTS, SECURITY DEVICES & MOTION/HEAT SENSORS.
- PROVIDE LIGHTING UNDER UPPER KITCHEN CABINETS SEE OWNER IF NEEDED.
- FOR BID CONFIRM ALL ELECTRICAL.
- SEE SECTION "E" ON GENERAL NOTES PAGES.
- 120 VOLT SMOKE DETECTOR REQUIRED ON EACH FLOOR LEVEL ALL INTERCONNECTED AND LOCATED AS NOTED ON PLANS.
- ALL BOXES FOR CEILING FANS MUST BE RATED FOR SUCH USE.
- ARC FAULT PROTECTED CIRCUIT INTERRUPTER IN ALL SLEEPING BEDROOMS AT BREAKER PANEL.
- PROVIDE CARBON MONOXIDE DETECTORS ON EACH FLOOR WITH 10V POWER, INTERCONNECTED AND BATTERY BACKUP.
- PROVIDE #4 AWG OR LARGER BARE COPPER CONDUCTOR OR STEEL REINFORCING BAR OR ROD NOT LESS THAN 1/2" DIA. GROUNDING ELECTRODE 20' MINIMUM LENGTH.
- OR -
- PROVIDE CONNECTION FOR "UFER" GROUND TO FOOTING REBAR LOCATED NEAR SERVICE PANEL.
- PROVIDE BUBBLE TYPE WATERPROOF COVERED GF1 OUTLET WITHIN 25' OF AC ON THE EXTERIOR.

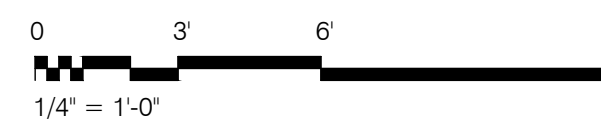
PLASTIC ELECT. BOXES IN GAR. FIREWALL TO BE A MIN. 2 HOUR LISTING



**REMODEL ELECTRICAL NOTE:**  
ELECTRICAL COMPONENTS SHOWN ON THIS PLAN REFLECT THAT OF THE REMODEL ONLY. ALL OTHER ROOMS AND CONDITIONS ARE EXISTING AND UNCHANGED THEREFORE NO ELECTRICAL IS SHOWN FOR EXISTING. CONFIRM WITH BUILDER.



MAIN ELECT. PLAN



PROJECT #: 043  
 PROJECT: THOMPSON RESIDENCE ADDITION  
 STREET: 8230 SOUTH 1330 EAST  
 CITY: SANDY, UT 84088

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS  
 SHEET SIZE: ARCH D 24X36

MAIN FLOOR ELECTRICAL PLAN

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/1/2025



DRAWN BY: J. STEWART  
 PROJ. ENGINEER: --

SHEET #  
**E1.0**

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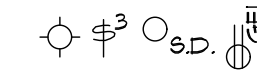
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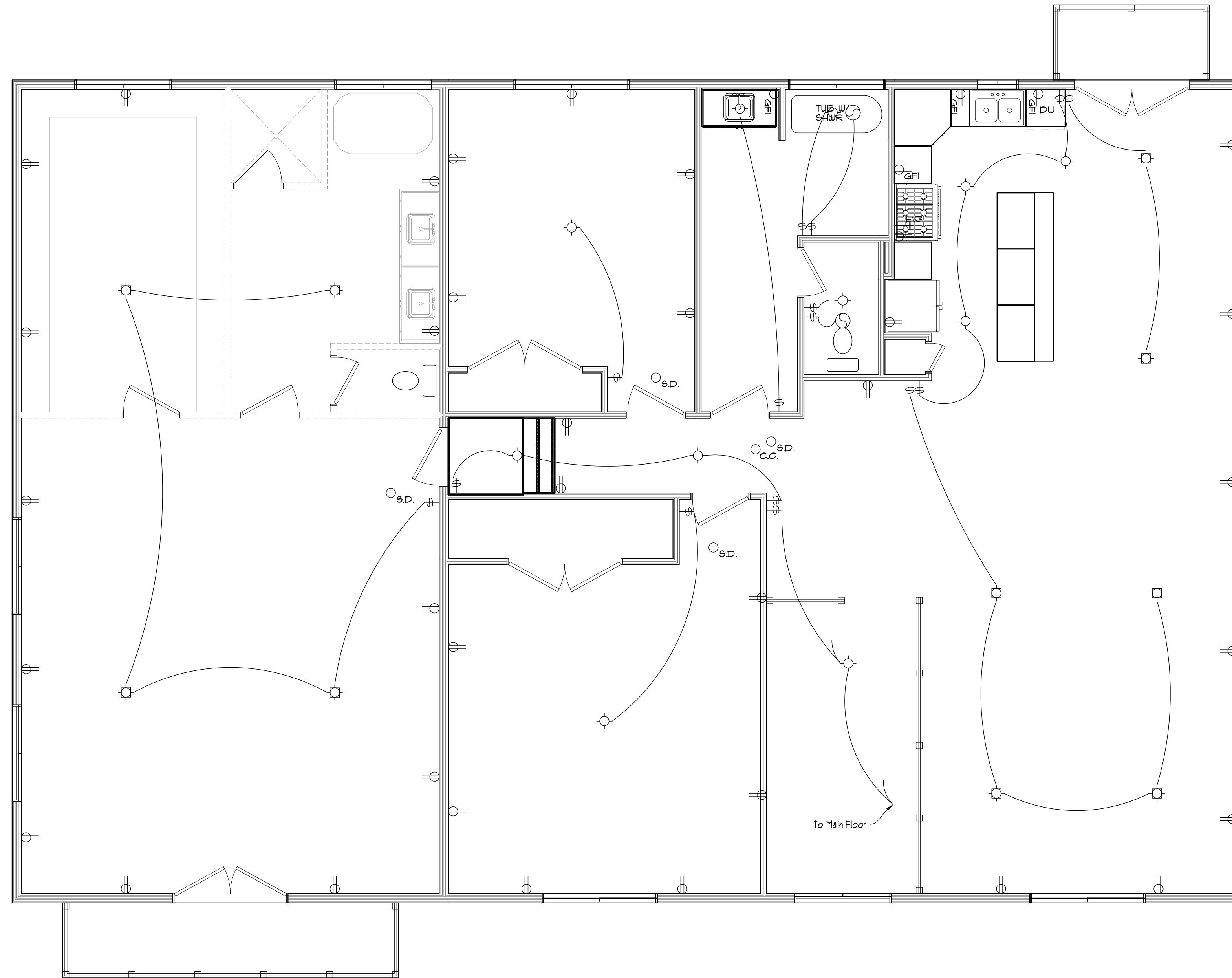
ELECTRICAL NOTES:

- ALL SUBS SEE GENERAL NOTES PAGES.
  - CONFIRM LOCATION OF TV, PHONE, & OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS WITH OWNER.
  - CONFIRM LOCATION OF RECESSED CANS & CEILING FANS WITH OWNER.
  - PROVIDE LIGHT IN ATTIC WITH SWITCH & ACCESS
  - CONFIRM WITH OWNER LOCATION OF ALL EXTERIOR LIGHTS, SPOT LIGHTS, FLOOD LIGHTS, SECURITY DEVICES & MOTION/HEAT SENSORS
  - PROVIDE LIGHTING UNDER UPPER KITCHEN CABINETS SEE OWNER IF NEEDED
  - FOR BID CONFIRM ALL ELECTRICAL.
  - SEE SECTION "E" ON GENERAL NOTES PAGES.
  - 120 VOLT SMOKE DETECTOR REQUIRED ON EACH FLOOR LEVEL. ALL INTERCONNECTED AND LOCATED AS NOTED ON PLANS.
  - ALL BOXES FOR CEILING FANS MUST BE RATED FOR SUCH USE.
  - ARC FAULT PROTECTED CIRCUIT INTERRUPTER IN ALL SLEEPING BEDROOMS AT BREAKER PANEL.
  - PROVIDE CARBON MONOXIDE DETECTORS ON EACH FLOOR WITH 120V POWER, INTERCONNECTED AND BATTERY BACKUP.
  - PROVIDE #4 AWG OR LARGER BARE COPPER CONDUCTOR OR STEEL REINFORCING BAR OR ROD NOT LESS THAN 1/2" DIA. GROUNDING ELECTRODE 20' MINIMUM LENGTH.
- OR -
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  - PROVIDE BUBBLE TYPE WATERPROOF COVERED GFI OUTLET WITHIN 25' OF AC ON THE EXTERIOR.

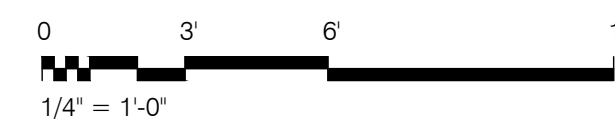
PLASTIC ELECT. BOXES IN GAR. FIREWALL TO BE A MIN. 2 HOUR LISTING



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UPPER FLOOR ELECT. PLAN



PROJECT #: 043

PROJECT: THOMPSON RESIDENCE ADDITION

STREET: 8230 SOUTH 1330 EAST

CITY: SANDY, UT 84088

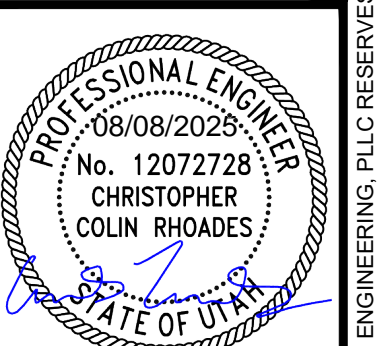
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SHEET SIZE: ARCH D 24X36

SECOND FLOOR ELECTRICAL PLAN

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/1/2025



DRAWN BY: J. STEWART  
PROJ. ENGINEER: --

SHEET #

E1.1

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GENERAL BUILDING CODE REQUIREMENTS 2021 IRC AND 2021 IBC (AS AMENDED BY THE STATE OF UTAH) FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION

GENERAL INFORMATION:

The following list was put together with the intent of summarizing some of the general requirements for the construction of single family dwelling and townhouse construction of three stories or less. The following information has been compiled from the 2021 International Residential Code and The Utah State Amendments to The International Codes and The National Electrical Code. The wording is not the actual wording from the code and is not intended to indicate any changes to the code. The actual code should be used for all of the exact wording, details, and requirements.

SITE PLAN NOTES:

- 1. BUILDING LOCATION. Building Location must comply with all regulations of the city ordinances.
2. FIRE PROTECTION. Buildings closer than 5 ft. to property line shall be of 1-hr construction without doors or windows.
3. EAVES. Eaves, overhangs and projections cannot be less than 2 ft. from the property line and must be of 1-hr. If within 5ft. of the property line. R302.1.
4. EASEMENTS. Buildings cannot be located on any easements or right of ways.
5. SITE DRAINAGE. Ground slopes may not exceed 2 units horizontal to 1 unit vertical unless retained in an approved manner. Appendix J 2015 IBC.
6. FOOTINGS. Footings of structure located adjacent to slopes steeper than 3 units horizontal to 1 unit vertical shall be set back from the slope at least 1/3 the height of the slope if at the top, and 1/2 the height of the slope if at the bottom of the slope. R403.1.7.
7. GRADING. Site shall be graded such that the ground slopes away from the foundation at least 6" in the first 10' of the foundation. R401.3.
8. RETAINING WALLS. Any retaining wall over 4 feet in height from the bottom of the footing to the top of the wall must be an approved design with engineer's details included. R404.4.
9. CUTS & FILLS. Cuts or fills are not permitted within 2 feet of the property line. Appendix J 2015 IBC.
10. ROOF RUNOFF. Roof runoff shall be collected and discharged well outside of the backfill limits, and at least 10' from the structure or as per soils report recommendations.
11. DRIVEWAYS. Driveways shall have an all-weather driving surface. A driveway serving as an egress path shall not slope more than 1 unit vertical to 8 units horizontal. Such driveways exceeding 1 unit vertical to 12 units horizontal must have a handrail.
12. SOILS REPORT. If required by the building department each lot shall have a soils report from a State Licensed Engineer after excavation, the report and recommendations from the engineer must be on site at the time of the footing inspection.
13. WATER METER. Water meters cannot be located in driveways, approaches, sidewalks, or similar areas.
14. FLOOD AREAS. Homes located in potential flood areas will be required to have elevation certificates prior to and after completion of construction. R106.1.4.
15. ADDRESS. Addresses shall be installed which are plainly visible and legible from the street. Numbers shall be a minimum of 4" high with a minimum stroke width of 1/8". R319.1.

ARCHITECTURAL NOTES:

- 1. EXTERIOR WALLS AND OPENINGS: Maintain fire separation distance from property lines per R302.1. If two family dwelling or townhouse, provide fire separation party walls per R302.2. Note no openings or penetrations through party wall.
2. BACKER BOARD FOR WALL TILES: Provide fiber-cement, fiber-mat reinforced cement, fiber reinforced gypsum, or glass mat gypsum board backer board for wall tile in tub and shower areas, to a height not less than 6 feet above the finish floor. R702.4.2 & R307.2
3. MINIMUM AREA AND HEIGHTS: Min. 70 sq ft in all rooms except bathrooms. 7 ft. min. ceiling height, sloped to 5 ft. min. R304.1.
4. GLAZING IN HAZARDOUS LOCATIONS: Tub area less than 60" above the drain, showers, within 24" of doors, within 18" of a floor, less than 36" above a stairway, or within 36" of stairway or landing. 18" if guardrail is provided. R308.4.
5. GARAGE SEPARATION FROM DWELLING: From the residence and attics min. 1/2" gypsum board, applied to the garage side. From all habitable rooms above garage min. 5/8" gypsum Type "X" gypsum board to the garage ceiling side. Doors leading from dwellings to the garage shall be 1-3/8" thick solid core or 20 minute rated door. R302.5 & R302.6
6. EMERGENCY ESCAPE AND RESCUE OPENINGS. Finished sill 44" maximum above floor in every bedroom. 5.7 sq. ft. of open area or 5 sq. ft. if located below grade. Sill must be within 44" of floor. 20" min. width, 24" min. height. R310.2
7. WINDOW WELLS AND LADDERS: An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with IRC 310 and 310.2
8. EXIT DOORS AND HALLWAYS: One exterior door min. 32" width when in the open position door is required. 36" min. width for hallways. R311.2 and R311.6
9. LANDINGS AT DOORS AND STAIRWAYS: 36" min. each side of exterior doors, top and bottom of stairway. R311.3 and R311.7.6.
10. STAIRWAY: 36" min. width, 8" max rise and 9" min. tread, a min. headroom of 6' - 8' above tread nosing. Handrail at 34" to 38" and 1 1/4" to 2" in diameter R311.7 and State Amendment.
11. GUARDRAIL: At floors, stairs, or balconies more than 30" above grade, 36" min. height and a 4" sphere shall not pass through openings. R312.1
12. UNDER-STAIR PROTECTION: Provide 1/2" gypsum board at walls, under stair surface, and any soffits of enclosed accessible space under stair. R302.7
13. MOISTURE VAPOR RETARDER: On the interior side of framed walls. R702.7
14. LUMBER PROTECTION AGAINST DECAY: Treated wood or naturally durable wood should be used in contact with concrete or within 18" of exposed ground in crawl space. R317.1
15. UNDER FLOOR VENTILATION: 1 sq. ft. to 150 sq. ft. or 1 sq. ft. to 1500 sq. ft. with class 1 vapor barrier. One ventilation opening required within 3 feet of each corner of the building. R408.1
16. CRAWL ACCESS: Min. of 18" x 24" access R408.4 Crawl spaces containing appliances Min. 30" x 22" and large enough to remove appliances, not more than 20' from the appliance. M1305.1.4
17. ATTIC VENTILATION: Venting of 1 sq. ft. for every 150 sq. ft. of area to be ventilated R806.2 Provide insulation baffles to maintain a 1" air space between insulation and foot sheathing. R806.3 For Un-vented attic assemblies comply with R806.5
18. ATTIC ACCESS: In attics that exceed 30 sq. ft. or 30" in height, a min. of 22" x 30" access opening shall be provided. R807.1
19. ROOF SLOPES AND DRAINAGE: No shingles to be used on roof slopes below a 2:12 slope. For roofs with 2:12 to a 4:12 slope two layers of underlayment required. For slopes greater than 4:12 single layer required. R905.2.2
20. ICE DAM PROTECTION: In areas where ice forms along the eaves, 2 layers of underlayment cemented together, or a self-adhering polymer modified bitumen sheet to extend 24" past the heated edge of the exterior wall is required. R905.1.2
21. CHIMNEY TERMINATION: 2' higher than any portion of the building within 10' and 3' minimum above highest point the chimney passes through the roof. R1003.9
22. FACTORY BUILT CHIMNEYS AND FIREPLACES: Listed and labeled and installed according to manufacturers' instructions. R1005.1
23. FIREPLACE HEARTH: 16" in front and 8" beyond each side of a firebox opening less than 6 sq. ft. If 6' is greater, then 20" in front and 12" each side is required. R1001.10
24. NATURAL LIGHT & VENTILATION: All habitable rooms shall be provided with aggregate-glazing area of not less than eight percent (8%) of the floor area of such rooms, except for rooms which have artificial light capable of average illumination of 6 foot-candles at a height of 30" above floor level. An adjoining room may be considered under certain conditions of R303.1. Ventilation shall be provided through source specific and whole house ventilation systems designed and installed as specified in sections M1506 and M1507, R303.1 and R303.2.
25. WINDOW AND DOOR PLACEMENT: As noted on the plans, the window and door placements need to be reviewed by the owner and contractor prior to installation to ensure proper placement; center of room, exterior alignment, or other aesthetic considerations. This is especially important where changes or alterations are made to exterior and/or interior layouts.

E ELECTRICAL NOTES:

- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC & 2021 NEC
1. ELECTRICAL SERVICE PANEL: Show the location of the sub panel. 30" clearance required side-to-side, 36" in front of panel, and 6'-6" in height from floor. E3405.
2. ELECTRICAL OUTLETS: Shall be installed in finished habitable rooms so that all walls, railings, and fixed wall panels which are 2 feet or more in length shall have electrical receptacles spaced within 6'-0" of all openings and not more than 12'-0" apart. Provide outlets in walls, counters, islands, floors, bathrooms, laundry rooms, basement, garage, hallways, and mechanical room. An outlet is required for every 12' of finished wall, (1) for a kitchen island, every 4' of counter tops, and a min. of 1 in the garage and unfinished basement. Kitchen countertops shall have small appliance branch circuit electrical outlets on all counters that are 12" or wider spaced along the center line of the counter top within 2'-0" of all edges and no more than 4'-0" apart. All island and peninsula counters shall have at least one such receptacle that is not placed under an overhang in excess of 0'-6". E3901
3. ARC FAULT PROTECTIONS: All 120-volt, single phase 12-20 amp branch circuits in dwelling unit bedrooms shall be arc fault protected. E3902.16 as Amended by the State of Utah.
4. GFCI OUTLETS: All outlets on the exterior of the home, all outlets in the garage, bathrooms, within 6 feet of any sink, in crawl spaces, laundry rooms, kitchen counters, a minimum of 1 outlet in an unfinished basement, and mechanical rooms are to be GFCI protected. Exterior GFCI outlets to have waterproof cover. E3902.3.
5. INTERIOR AND EXTERIOR LIGHTING: One wall switch controlled light in ever habitable room and bathroom. One wall switch controlled light in hallways, stairways, attached garages, and detached garages with electrical power. One wall switch controlled light to provide illumination on the exterior side of doors One light required in attics, crawl spaces, utility rooms, and basements.
6. RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS: Weatherproof covers for exterior outlets and lighting to be listed for wet or damp locations. E4001.7 and E4002.8
7. LIGHT FIXTURES IN CLOSETS: Surface mounted incandescent fixtures to have 12" min. between the fixtures and any storage. Surface mounted fluorescent fixtures to have 6" min. between fixtures and any storage. E4003.12
8. OUTLET BOXES: Boxes at luminaries or lamp holder boxes are required to be able to support a minimum (50 lbs.) or less. A luminaire that weighs more than (50 lbs.) must be listed for the additional weight to be supported. E3905.7
9. ELECTRICAL DRAWINGS: are schematic in nature and along with the specifications set the basis for the scope of work. The electrical contractor shall be responsible for all the necessary items to make a complete and functioning electrical installation, including all permits and related costs. The electrical contractor shall be responsible to provide all electrical equipment and systems noted on the drawings, all as per the requirements of city or county entities and the National Electric Code.
10. EXISTING ELECTRICAL: To be evaluated for code compliance. Electrical contractor shall verify schematic with homeowner to confirm existing vs new fixtures.
11. BRANCH CIRCUITS: All branch circuits terminating in panels to terminate with copper conductors.
12. ELECTRICAL CONDUCTOR: Shall comply with N.E.C. Article 310. All grounds and conductors to be copper with THW insulation.
13. CONDUITS: Size all conduits in accordance with the National Electric Code...with no more than 40% fill.
14. EXHAUST FANS: Bathroom exhaust fans shall provide 5 changes of air per hour. Locations specified on drawings.
15. BATHROOM RECEPTACLE OUTLETS: Shall be supplied by a dedicated 20-amp circuit.

F FIRE PROTECTION & CO2 ALARMS NOTES:

- 1. SMOKE DETECTORS: Inside each sleeping room, outside each separate sleeping area and each additional story including basements. All detectors to be interconnected, hardwired and listed and labeled. R314
2. CARBON MONOXIDE ALARMS: For new construction detectors shall be installed on each habitable level of the home that has fuel burning appliances or an attached garage. R315.3 as Amended by the State of Utah

G ENERGY CONSERVATION NOTES:

- 1. INSULATION VALUES: Provide insulation values per the prescriptive requirements of the 2015 International Energy Conservation Code (Utah State Amendment), R-19 In walls, R-38 in Ceiling, R-30 for floors over unconditioned space, window U value of .35 or better.
2. ENERGY REPORT: If the prescriptive requirements are not used a passing energy study (ResCheck) is required per the 2015 International Energy Conservation Code.
3. MECHANICAL: All mechanical installations shall comply with the 2015 IRC & 2018 IFGC
4. REQUIRED HEATING: Heating equipment to maintain 68 degrees R303.10. Provide heat load calculations per Manual J M1401.3, and ductwork design information per Manual D M1601.1
5. FURNACE CLEARANCE AND ACCESS: A required 3" min. on the side and rear, 12" wider than furnace. 30" in front of furnace, or 6" min. if a door in front. 30" x 30" access platform with light for servicing. M1305.1.1
6. ELEVATION OF COMBUSTION SOURCE: All gas appliances in a garage to be elevated such that the ignition source is 18" min above floor. M1307.3
7. APPLIANCE PROTECTION: Gas appliances located in a garage or carport are to be protected from vehicle impact. M1307.3.1.
8. CONDENSATE DISPOSAL: Condensate from all cooling coils or evaporators shall drain to be approved location. When damage to the building can occur provide a second drain system. M1411.3
9. COMBUSTION AIR: Provide combustion air to appliances in accordance with G2407. Combustion air shall not be taken from a sleeping room bathroom, or toilet room, or where flammable vapors are present.(see note AC on sheet SN)
10. WATER HEATERS: To be installed with (2) approved seismic straps in upper and lower 1/3 of water heater per P2801.8. If located on a wood floor provide a drainage pan. Note the use of a pressure relief valve and seismic restraints. M2005. Provide thermal expansion control. P2904
11. BTU'S: Provide the BTU's of all gas appliances being used in the home, i.e.: furnace, water heater, dryer, kitchen stove and oven, outside BBQ, etc.
12. CLOTHES DRYER VENT: 35' maximum length M1502.4.5 and State Amendment. 5' reduction for each 90 degree, 2'-6" reduction for each 45 degree bends Table M1502.4.5.1. Termination is 3' from any opening. M1502.3
13. EXHAUST VENT TERMINATIONS: 4' below or to the side, and 1' above doors and windows. 12" min. above finished grade. M1804.2.6
14. SHOWER SIZE AND DOOR: 900 sq. inches and 30" min dimension, 70" tall above the shower drain. Hinged door is required to swing outward. P2708.1. The shower compartment access and egress opening shall have a min. unobstructed finished width of 22". P2708.1.1 (see detail G on sheet SN)
15. ICBO Approved Direct vent furnace. install per manufacturer instructions

H FIREPLACE & GAS APPLIANCES NOTES:

- 1. Fireplaces must be installed in rooms with proper size to allow proper combustion. Any fireplace installed in any sleeping room must have outside combustion air to firebox and a shut off valve within 4' of box.
2. Gas fireplaces to be F.M.I. # 3507 U.N.O. or equal. See builder.
3. Fire block stud spaces at soffits, floor and ceiling joist lines, at ten feet vertically and horizontally and at openings between attic spaces and chimney chases for factory built chimneys and at any other locations not specifically mentioned above that could afford passage for flames.
4. Provide one combustion air duct for all gas appliance at a rate of 1 square inch per 3000 BTU's. combustion air shall be obtained for outdoors installed within 12" of ceiling. Combustion air duct louvers shall be deemed to have a net free area of 75%. Gas logs shall be provided with a shut-off valve located outside of the firebox and within six feet of the appliance.
5. Combustible material shall not be placed within two inches of fireplace, smoke chamber or chimney walls. Combustible material shall not be placed within six inches of the fireplace opening. No such combustible material within twelve inches of the fireplace opening shall project more than one-eighth inch for one inch clearance from such opening.

P PLUMBING NOTES:

- ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2021 IRC AND ALL STATE AND LOCAL CODES
1. CLEARANCES FOR PLUMBING FIXTURES: 24" in front of shower, 30" width for the water closet, 21" in front of cabinets and water closet. R307
2. WHIRLPOOL BATHTUB ACCESS PANEL: Show the location for access to the motor(12"x12" minimum). Show a GFCI outlet for the motor. P2720
3. HOSE BIB CONNECTIONS: Are to be equipped with an accessible stop-and-waste valve except where stem extends through building insulation in heated or semi-conditioned space. P2903.10
4. Where local water pressure is in excess of eighty (80) pounds per sq. inch, an approved type pressure regulator preceded by an adequate strainer shall be installed.
5. MAXIMUM FLOW RATES: Lavatory or sink faucet is 1.75 GPM, showerhead is 2.5 GPM, and water closets are 1.6 GPM. P2903.2
6. WARRANTY: The plumbing contractor shall be responsible for the complete plumbing system installation and shall provide a one (1) year parts and labor warranty.
7. EXISTING UTILITIES: Verify the locations of existing waste and water utilities and make the necessary connections as required.
8. EXISTING CONDITIONS: Visit the jobsite prior to bidding the project to become familiar with the existing conditions and any interferences.
9. FEES AND PERMITS: It is the owner/contractor's responsibility to pay all fees and permits relating to the plumbing system installation, including utility connection fees, water meter, and underground gas line.
10. GOVERNING AUTHORITIES: Coordinate the installation and comply with the requirements of the governing authorities having jurisdiction for this project.
11. TESTING: All plumbing shall be left uncovered and un concealed until it has been tested or approved. The plumbing contractor shall employ and pay for services of a qualified independent organization to perform testing, adjusting and balancing of the plumbing systems, as required.
12. GAS OUTLET: Every gas outlet shall have an individual shut-off valve. The shut-off valve shall be in the same room as the appliance served, outside the firebox and within 6'-0" of the appliance served.
13. POTABLE HOT WATER: All potable hot water systems shall be provided with a means of control for thermal expansion of the water. This may be an expansion tank or other approved mechanism or pressure release or control.
14. WATER PIPING OR DRAINAGE TRAPS: None shall be placed in walls which are re-exposed to outside air. Individually insulate all plumbing, water, drain lines in areas subject to freezing, exterior wall, attic crawl spaces, and garages..
15. HOSE BIBS: Shall be protected from freezing and have backflow preventions devices provided.
16. SHOWER AND TUB MIXING VALVES: Shall have balanced pressure or thermostatic valves, or valves that can be field adjusted in accordance with the manufacturer's instructions to a maximum hot water setting of 120 degrees.
17. PLUMBING VENTS: Shall terminate at least 2'-0" above or 10'-0" away from any operable window or air intake opening. Flagpole of plumbing vents is prohibited except where roof is occupied.
18. CONCEALED SLIP JOINT FIXTURE CONNECTIONS: Shall be provided with an access panel to the utility area, which has a minimum dimension of 12". the access panel is not required when the joints re made by screwing, soldering or solvent cementing to make solid connection.
19. ANTI-SCALD DEVICES: To be installed for all faucets, tub fillers, and showerheads.
20. WATER HEATER: ICBO Approved direct vent Water Heater. Include pressure release valve, P2904. Install per manufacturers recommendation. To be fitted with hurricane straps located within the top and bottom third of the tank, M2005. If located on wood floor water heater shall have a safe pan & min. 1.5" diameter drain to an approved location. Provide outside combustion air supply to water heater. (see note AC on sheet SN)
21. WASHER PAN: Provide overflow washer pan; to be connected to a drain line and provided a drain trap.

S STAIR SECTION NOTES:

- 1. Stair headroom-minimum 6'-8" at all places at any point. R311.7.2
2. Stair treads- maximum 8" rise, minimum 9" run. R311.7.5
3. Tread variation- maximum 3/8" on treads and/or risers in any stair run. R311.7.5
4. Stair width- minimum 36" wide. R311.7.1
5. Landings for stairways minimum 36" x 36" landings required at (R311.7.6):
a. All exterior doors (except from house into garage) at top of steps
b. Bottom of all interior stairways;
c. Top of interior stairways except where door does not swing over stairs.
7. Winding stairs- minimum 6" tread at narrowest (smallest) point is required on winding stairways. R311.7.5.2.1
8. Stairway fire protection- 1/2" gypsum board required on stair soffits, nail maximum 8" o.c. into all 3 stair stringers. R302.7
9. Handrails required when there are 4 or more risers. R311.7.8
10. Handrails shape- 1-1/4" - 2 5/8" dia. , or equivalent gripping surface. R311.7.8.3
11. Mounting height- 34"-38" high, measured vertically above tread nosing, to top of railing. R311.7.8.1
12. Handrail continuity- continuous, returned at ends to wall, newel post, or safety terminal. handrails shall be continuous the full length of the stairs from a point directly above the top riser to a point directly above the bottom riser. R311.7.8.2
13. Guardrails required on open sides of stairs, landings, and platforms more than 30" above grade or floor below. R312.1.1
14. Height- minimum 36" high to top of guardrail. R312.1.2
15. Design pattern- baluster spacing so a 4" sphere cannot pass through at any guardrails with handrails-when combined with handrail on open side of stairs, guardrails may be built to handrail height. R312.1.3
16. For support posts: The structural integrity of the railing depends heavily on the posts that support the rail structure. These posts should be no farther apart than six feet on the flat deck and no farther apart than 5 1/2 feet on stairs. The local building department may require closer post spacing for added rail strength. Local codes may dictate the method you use to attach the posts to the deck. When the rail is complete, the top of the rail should withstand 200 pounds of pressure from any direction.
17. For bottom rail: some balusters connect to the decking, while others connect to a bottom rail. When using a bottom rail, make sure it does not sit more than four inches above the deck surface.

ATTENTION !
IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR TOWN ORDINANCE.

STATE BUILDING CODES: 2021 IRC, 2021 IMC, 2021 IPC, 2020 NEC, 2021 IFGC, 2021 IBC, 2021 IFC, & 2015 IECC (MEC) AND ALL UTAH STATE AMENDED CODES.

THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR, (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR, THE DESIGNER & DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING, ACCEPTS FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE CONSTRUCTION).



PROJECT #: 043

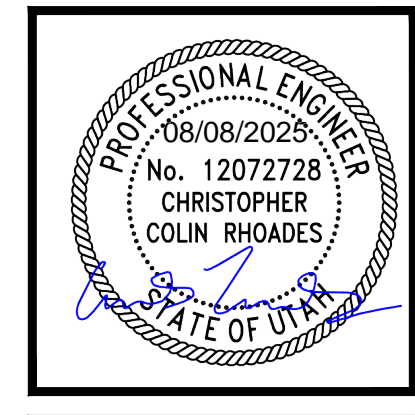
PROJECT: THOMPSON RESIDENCE ADDITION
STREET: 6230 SOUTH 1330 EAST
CITY: SANDY, UT 84068

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SHEET SIZE: ARCH D 24X36

Table with 2 columns: AREAS, SQ. FT. Includes entries for 2ND FLOOR (2904), MAIN FLOOR (1899), BASEMENT, COLD STRG, SUSP. SLAB, BONUS, DECK, ADDITION, LIVING SPACE ABLV. GRADE, and TOTAL SQ. FT.

DATE: 8/1/2025



DRAWN BY: J STEWART
PROJ. ENGINEER: --

SHEET # GN

CREATED: 5/13/2025, 5:31:25 PM. SAVED: 7/21/2025, 10:06:20 AM. PROJECT: 2025043 THOMPSON RESIDENCE ADDITION SHEETS/GENERAL NOTES SHEET

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GENERAL STRUCTURAL NOTES

QUALITY ASSURANCE PLAN

- 1. SPECIAL INSPECTIONS SHALL BE PROVIDED BY THE OWNER ACCORDING TO IBC CHAPTER 17 FOR THE ITEMS IDENTIFIED IN THIS SECTION AND ON THE CONTRACT DOCUMENTS. SEE THE STRUCTURAL SPECIAL INSPECTION SCHEDULE BELOW FOR ADDITIONAL INFORMATION ON STEEL, CONCRETE, MASONRY, AND SOIL SPECIAL INSPECTION REQUIREMENTS.

QUALITY ASSURANCE – CONTRACTOR'S RESPONSIBILITY

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM, OR WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE QUALITY ASSURANCE PLAN SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER BEFORE THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

- 1. ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE QUALITY ASSURANCE PLAN.
2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING, AND THE DISTRIBUTION OF REPORTS.

POST INSTALLED ANCHORS

- 1. FOLLOW ALL ICC EVALUATION REPORT AND MANUFACTURERS' REQUIREMENTS AND RECOMMENDATIONS FOR POST-INSTALLED ANCHOR INSTALLATION. WHERE CONFLICTS MAY EXIST, THE MOST STRINGENT REQUIREMENT APPLIES.
2. ANCHOR RODS SHALL BE ASTM F 1554 GR 36 (UNLESS NOTED OTHERWISE IN DRAWINGS) WITH DIAMETER INDICATED, THREADED AND GALVANIZED.
3. PROVIDE SCREEN TUBES FOR UNGROUTED MASONRY UNITS OR UNREINFORCED MASONRY WALLS.
4. ALL HOLES IN HOLLOW BRICK, OR STONE MASONRY SHALL BE PERFORMED IN THE "ROTARY-ONLY" MODE WITH THE HAMMER FUNCTION OFF.

- 12. SPECIAL INSPECTION AND TESTING
12.1. SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE ICC EVALUATION REPORT, PER SECTION 1704.13 OF THE IBC.
12.2. TESTING SHALL BE DONE ACCORDING TO THE MORE STRINGENT REQUIREMENTS OF THE ICC EVALUATION REPORT AND THE VALUES LISTED BELOW.

SIMPSON NOTES FOR INSTALLER

THESE GENERAL INSTRUCTIONS FOR THE INSTALLER ARE PROVIDED TO ENSURE PROPER SELECTION AND INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS AND MUST BE FOLLOWED CAREFULLY. THESE GENERAL INSTRUCTIONS ARE IN ADDITION TO THE SPECIFIC INSTALLATION INSTRUCTIONS AND NOTES PROVIDED FOR EACH PRODUCT, ALL OF WHICH SHOULD BE CONSULTED PRIOR TO AND DURING INSTALLATION OF SIMPSON STRONG-TIE COMPANY INC. PRODUCTS.

- 1. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THIS CATALOG. INCORRECT FASTENER QUANTITY, SIZE, PLACEMENT, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL. PRIOR TO USING A PARTICULAR FASTENER, PLEASE CONSULT CONNECTOR FASTENER TYPES ON PP. 21-22.
2. LARGER-DIAMETER FASTENERS MAY BE SUBSTITUTED FOR SMALLER-DIAMETER FASTENERS IN CONNECTORS PROVIDED THE LARGER FASTENER DOES NOT CAUSE SPLITTING IN THE WOOD MEMBER AND THE CONNECTOR HOLES ARE NOT ENLARGED.
3. SIMPSON STRONG-TIE STRONG DRIVE® SD CONNECTOR SCREWS ARE AVAILABLE FOR USE WITH OUR CONNECTORS. THEY ARE DESIGNED TO REPLACE NAILS IN CERTAIN PRODUCTS. SEE PP. 348-352 FOR INFORMATION. SCREWS NOT MANUFACTURED BY SIMPSON STRONG-TIE ARE NOT SUPPORTED IN OUR PRODUCTS.

TYPICAL TJI NOTES

NAILING OF SHEATHING TO TOP FLANGE

Table with 2 columns: NAIL SIZE, CLOSEST ON CENTER SPACING PER ROW. Rows include 8d BOX, 8d COMMON, 10d, 12d BOX, 10d, 12d COMMON.

- MAXIMUM SPACING OF NAILS IS: 18" O.C. FOR 9 1/2" AND 11 1/8" I-JOISTS.
• 24" O.C. FOR 14" AND 16" I-JOISTS.
• IF MORE THAN 1 ROW OF NAILS IS USED, THE ROWS MUST BE OFFSET AT LEAST 1/2".
• 14 GA STAPLES MAY BE SUBSTITUTED FOR 8d NAILS IF MINIMUM PENETRATION OF 1" INTO THE I-JOIST IS ACHIEVED.

WARNING :

- DO NOT ALLOW WORKERS ON I-JOISTS UNTIL ALL BLOCKING, RIM JOISTS, HANGERS AND TEMPORARY BRACING ARE COMPLETED IN ACCORDANCE WITH ITEMS BELOW. IMPROPER CONCERN FOR BRACING DURING CONSTRUCTION CAN RESULT IN SERIOUS ACCIDENTS. UNDER NORMAL CONDITIONS IF THE FOLLOWING GUIDELINES ARE OBSERVED, ACCIDENTS WILL BE AVOIDED.
1. A LATERAL STRENGTH, LIKE A BRACED END WALL OR AN EXISTING DECK, MUST BE ESTABLISHED AT THE ENDS OF THE BAY. THIS CAN ALSO BE ACCOMPLISHED BY A TEMPORARY OR PERMANENT DESK (SHEATHING) NAILED TO THE FIRST 4 FEET OF JOISTS AT THE END OF THE BAY.

MANUFACTURED TRUSS NOTES

TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:

- 1. SLOPE OR DEPTH, SPAN AND SPACING
2. LOCATION OF ALL JOINTS AND SUPPORT LOCATIONS
3. NUMBER OF PLYS IF GREATER THAN ONE
4. REQUIRED BEARING WIDTHS
5. DESIGN LOADS:
5.1. TOP CHORD LL = 30 PSF (BALANCED)
5.2. TOP CHORD DL = 15 PSF
5.3. BOTTOM CHORD LL = 15 PSF
5.4. BOTTOM CHORD DL = 5 PSF
5.5. ENVIRONMENTAL DESIGN CRITERIA AND LOADS (WIND, RAIN, SNOW, SEISMIC, ETC.).
6. OTHER LATERAL LOADS, INCLUDING DRAG STRUT LOADS; ADJUSTMENTS TO WOOD MEMBER AND METAL CONNECTOR PLATE DESIGN VALUE FOR CONDITIONS OF USE

STRUCTURAL DRAWING SUBMITTALS

- 1. THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT CONSTRUCTION TO THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE SUBMITTING TO JURISDICTION FOR REVIEW AND PERMITTING.
2. CONTRACTOR SHALL REVIEW AND VERIFY ALL SHOP DRAWINGS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ENGINEER WILL REVIEW THE SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW BY THE ENGINEER SHALL NOT BE CONSTRUED AS APPROVAL.
3. THE CITY SUBMITTAL SHALL INCLUDE A LETTER STATING THAT THE ARCHITECT/ENGINEER REVIEW HAS BEEN PERFORMED AND THAT THE PLANS AND CALCULATIONS FOR THE DEFERRED SUBMITTAL ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.

ABBREVIATIONS

Table with 2 columns: Abbreviation, Full Name. Includes AB ANCHOR BOLT, ADD ADDENDUM, ARCH ARCHITECT, BLDG BUILDING, BLK BLOCK, BLKG BLOCKING, BM BEAM, BN BOUNDARY NAILING, BOF BOTTOM OF FOOTING, BPL BEARING PLATE, BRG BEARING, BSMT BASEMENT, CC CENTER TO CENTER, CF CUBIC FOOT, CIP CAST IN PLACE, CJC CONTROL CONSTRUCTION JOINT, CMU CONCRETE MASONRY UNIT, COL COLUMN, CONC CONCRETE, CONST CONSTRUCTION, CONT CONTINUOUS, CP COMPLETE PENETRATION WELD, DEP DEPRESSED, DET DETAIL, DF DOUGLAS FIR, DIA DIAMETER, DIM DIMENSION, DL DEAD LOAD, DN DOWN, DWG DRAWING, EW EACH WAY, E EAST, EX EXISTING, EA EACH, EF EACH FACE, EJ EXPANSION JOINT, EL ELEVATION, EN EDGE NAILING, EOR ENGINEER OF RECORD, EQ EQUAL, ES EACH SIDE, FB FACE BRICK, FFE FINISH FLOOR ELEVATION, FN FIELD NAILING, FNDN FOUNDATION, FOB FACE OF BLOCK, FOC FACE OF CONCRETE, FOS FACE OF STUD, FP FULL-PENETRATION WELD, FTG FOOTING, GA GAGE, GALV GALVANIZED, GC GENERAL CONTRACTOR, GLB GLUED LAMINATED BEAM, HC HOLLOW CORE, HDR HEADER, HM HOLLOW METAL, HORZ HORIZONTAL, HSS HOLLOW STRUCTURAL STEEL, HT HEIGHT, HVAC HEATING, VENTILATING, AN A/C INSIDE DIAMETER, ID JOIST, IDB INSIDE DIAMETER, LG LENGTH, LH LONG, LH LEFT HAND, LL LIVE LOAD, LVL LAMINATED VENEER LUMBER, LW LIGHT WEIGHT, MAS MASONRY, MECH MECHANICAL, MFR MANUFACTURER, MIN MINIMUM, MISC MISCELLANEOUS, MOR MORTAR, NOR NORTH, N NEW, N/A NOT APPLICABLE, NB MACHINE BOLT, NIC NOT IN CONTRACT, NO NUMBER, NTS NOT TO SCALE, N CENTER, OC N CENTER, OD OUTSIDE DIAMETER, OPS OPENING, OPP OPPOSITE, OSB ORIENTED STRAND BOARD, OWJT OPEN WEB JOIST, PAR PARALLEL, PBD PARTICLE BOARD, PCC PRECAST CONCRETE, POF POUNDS PER CUBIC FOOT, PFT PREFAB TRUSS, PLM PLATE, PLF POUNDS PER LINEAR FOOT, PER PERIMETER, PSF POUNDS PER SQUARE FOOT, PSI POUNDS PER SQUARE INCH, PT PRESURE TREATED, RD ROOF DRAIN, REINF REINFORCE, REV REVISED OR REVISION, S SOUTH, SAD SEE ARCH DWGS, SC SOLID CORE, SCH SCHEDULE, SEC SECTION, SF SQUARE FOOT, SHT SHEET, SHM SHIMLAR, SPEC SPECIFICATIONS, SP STANDARD PIPE, SQ SQUARE, STL STEEL, STD STANDARD, STRUCT STRUCTURAL, SUS SUSPENDED, SW SHEAR WALL, SYM SYMMETRICAL, TAG TONGUE AND GROOVE, THK THICK, TIB TOP OF BEAM, TOS TOP OF STEEL, TOW TOP OF WALL, TSL TOP OF SLAB, TYP TYPICAL, UNO UNLESS NOTED OTHERWISE, VERT VERTICAL, VIF VERIFY IN FIELD, W WEST, W WITH, WA WEDGE ANCHOR, WD WOOD, WO WITHOUT, WPS WATERPROOFING, WTW WALL TO WALL, WWF WELDED WIRE FABRIC, WWM WELDED WIRE MESH, XSP EXTRA STRONG PIPE, XXSP DBL-EXTRA STRONG

DKE DESIGN+ENGINEERING logo and contact info: 871 S Aldo Mall Dr, American Fork, UT 84003, (801) 742-8611, www.dkefirm.com

PROJECT INFORMATION: PROJECT # 043, THOMPSON RESIDENCE ADDITION, STREET 6230 SOUTH 1330 EAST, CITY SANDY, UT 84093

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS, SHEET SIZE: ARCH D 24x36

STRUCTURAL NOTES section header

AREAS table with columns: AREA, SQ. FT. Rows include 2ND FLOOR (2904), MAIN FLOOR (1899), BASEMENT (..), COLD STRG (..), SUSP SLAB (..), BONUS (..), DECK (..), ADDITION (..), LIVING SPACE ABV GRADE (..), TOTAL SQ. FT. (..)

DATE: 8/1/2025



DRAWN BY: J. STEWART, PROJ. ENGINEER: ..

SHEET # SN2

ATTENTION !

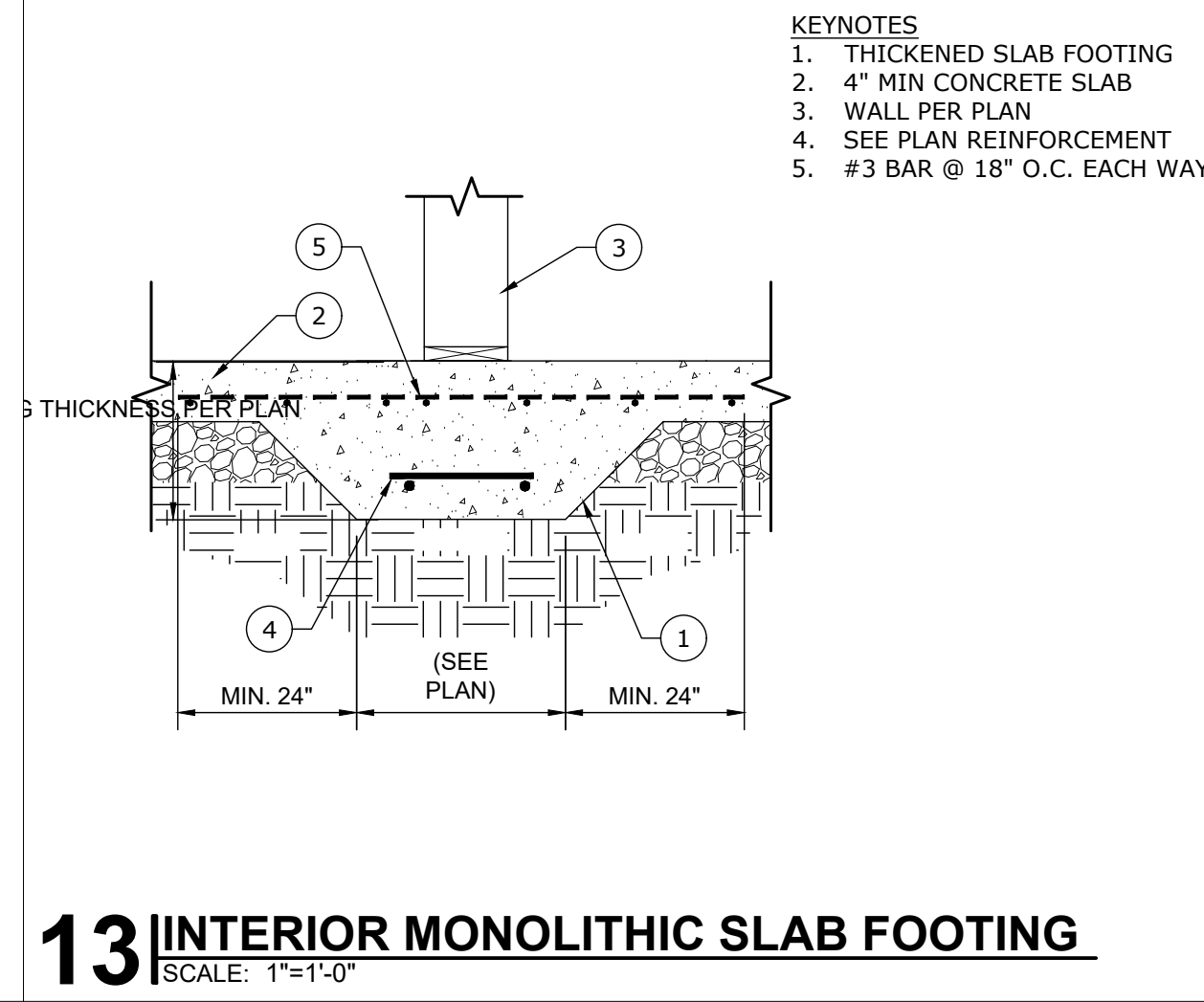
IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR TOWN ORDINANCE.

STATE BUILDING CODES: 2021 IRC, 2021 IMC, 2021 IPC, 2020 NEC, 2021 IFGC, 2021 IBC, 2021 IFC, & 2015 IECC (MEC) AND ALL UTAH STATE AMENDED CODES.

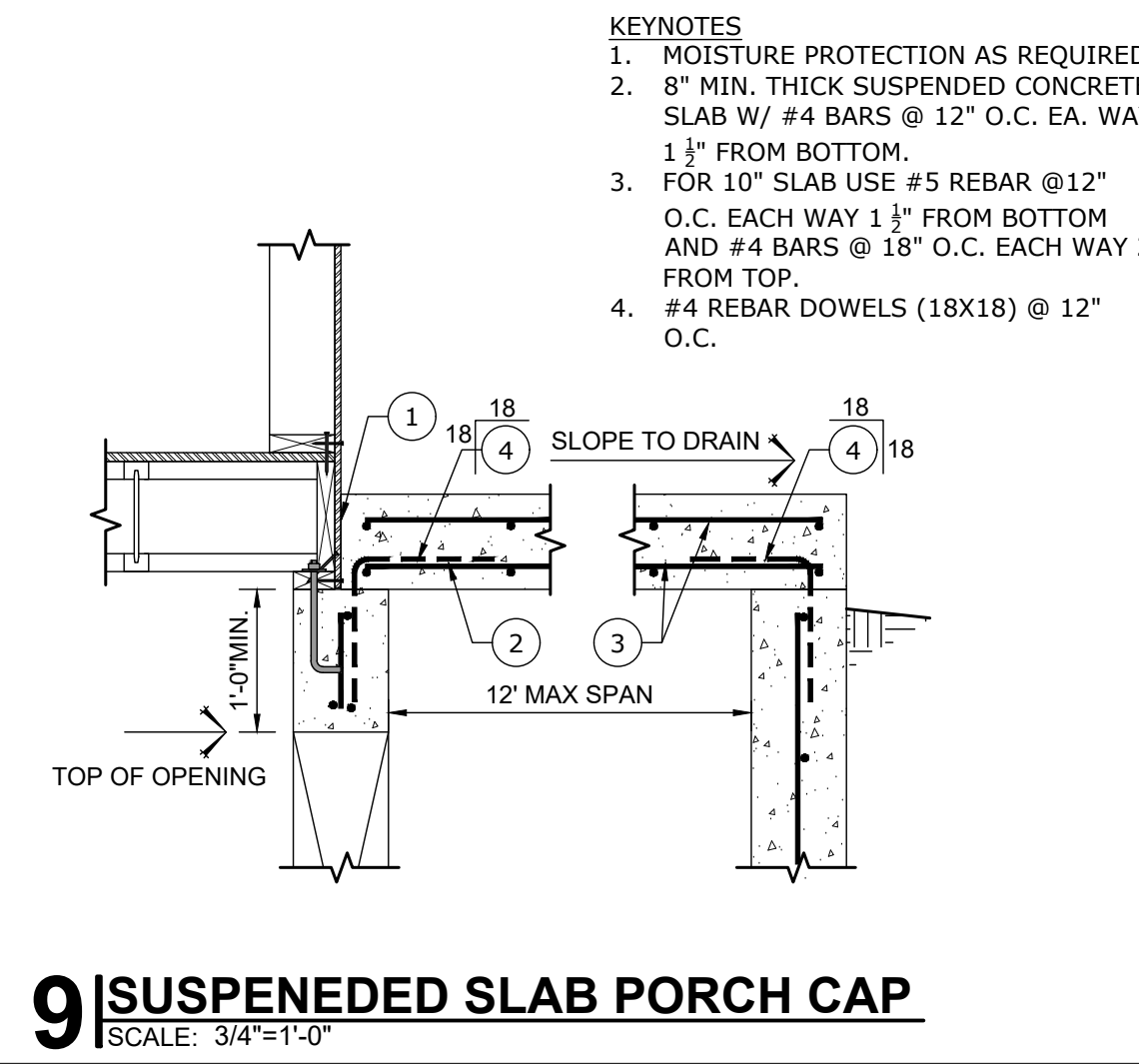
THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR, (HOWEVER) THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE DESIGNER & DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANY ONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING, ACCEPTS FULL RESPONSIBILITY. (CHECK PLANS CAREFULLY BEFORE CONSTRUCTION.)

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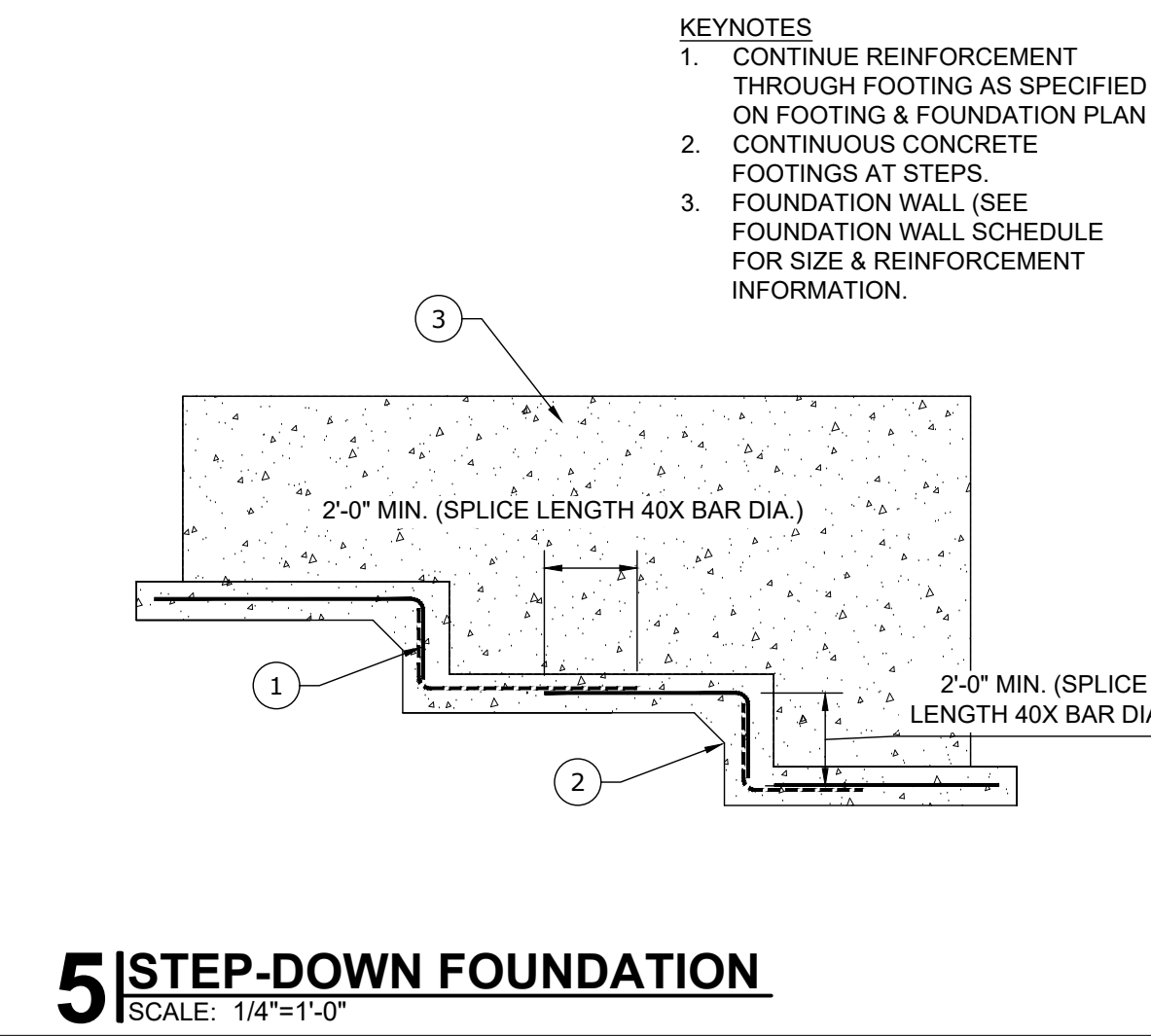
CREATED 5/13/2025, SAVED J71.12025, UKESERVERPROJECTSDRAWINGRESIDENTIAL2025043 THOMPSON RESIDENCE ADDITION(SHEETS)GENERAL NOTES SHEET



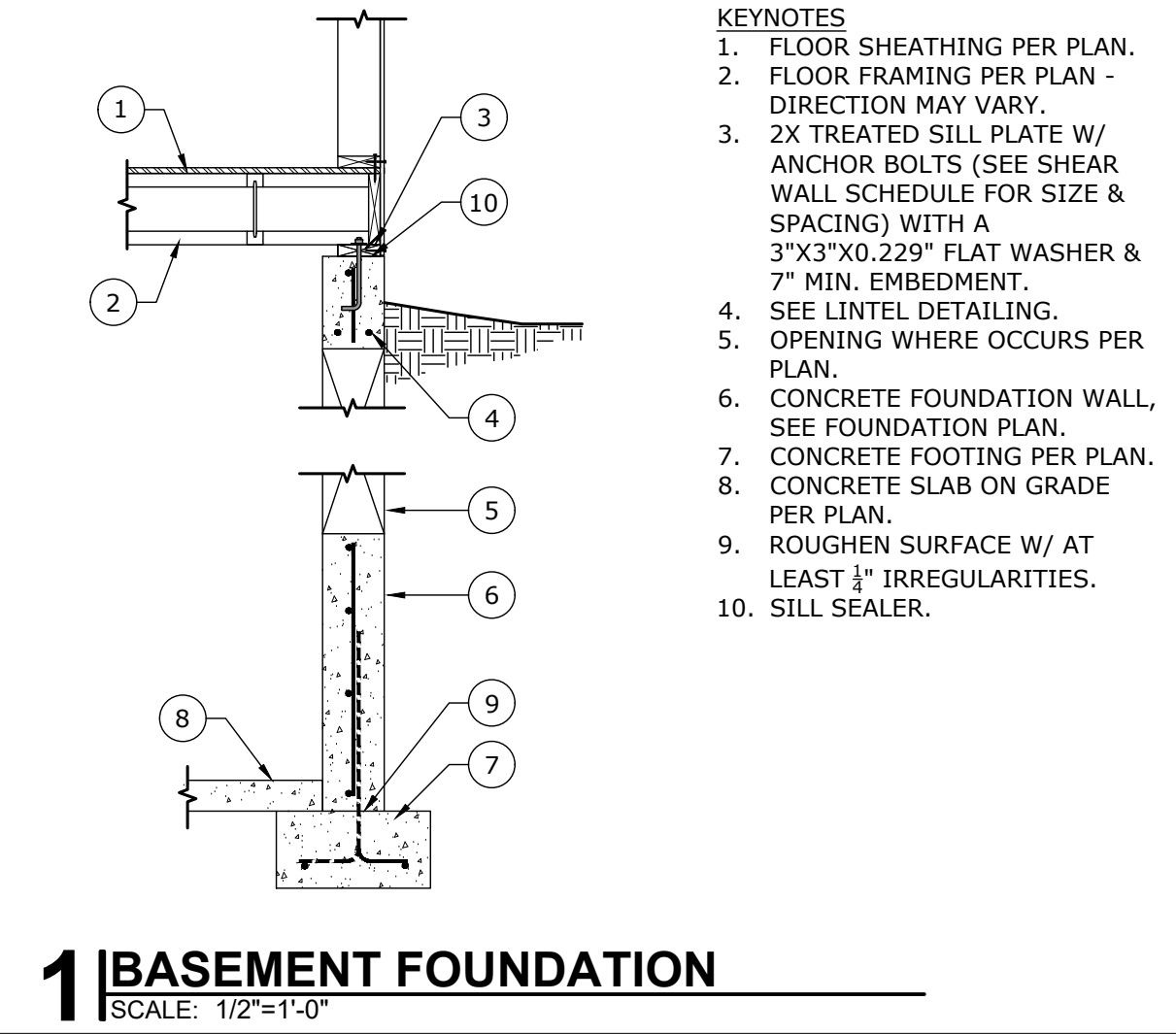
**13** INTERIOR MONOLITHIC SLAB FOOTING  
SCALE: 1"=1'-0"



**9** SUSPENDED SLAB PORCH CAP  
SCALE: 3/4"=1'-0"



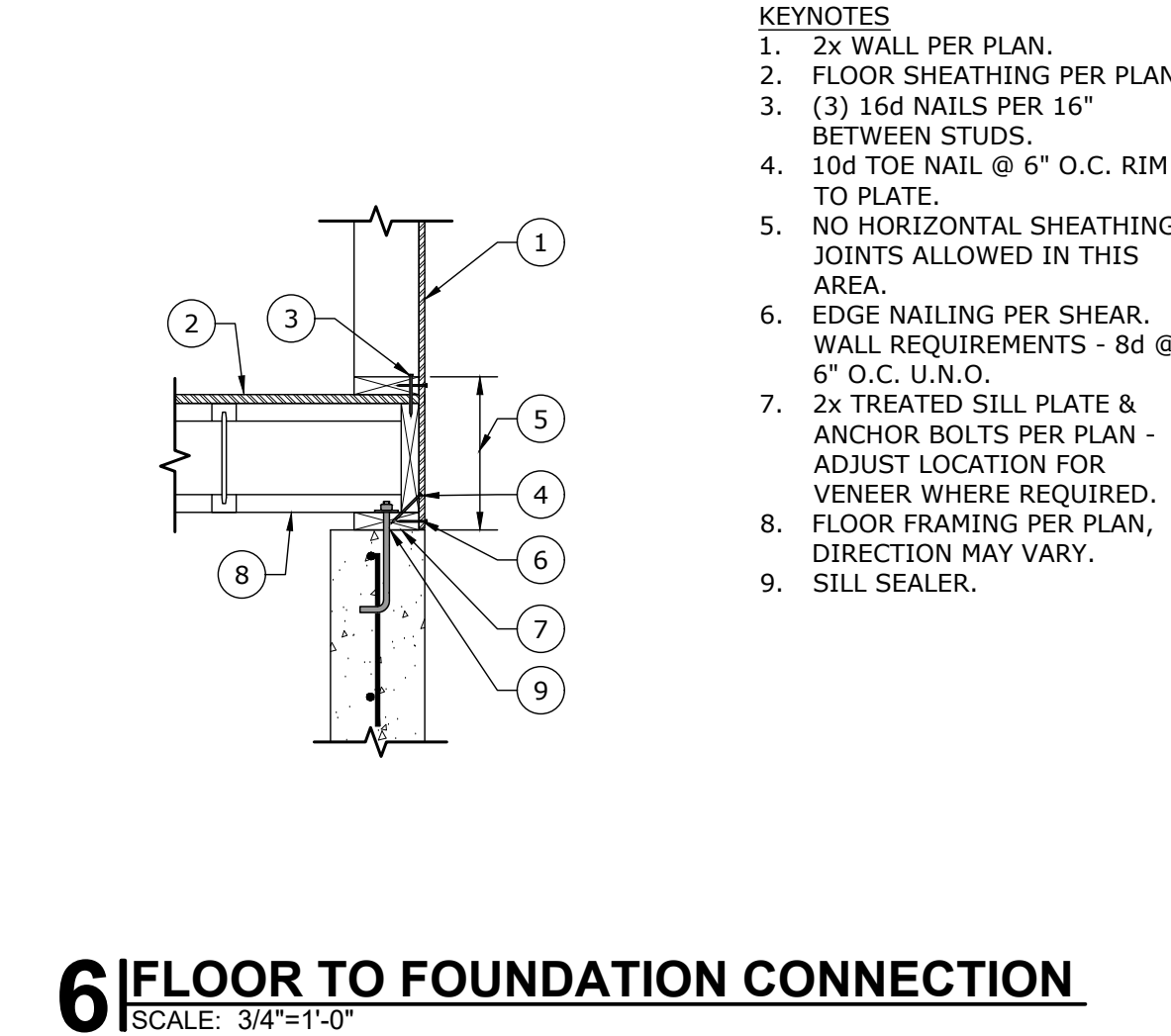
**5** STEP-DOWN FOUNDATION  
SCALE: 1/4"=1'-0"



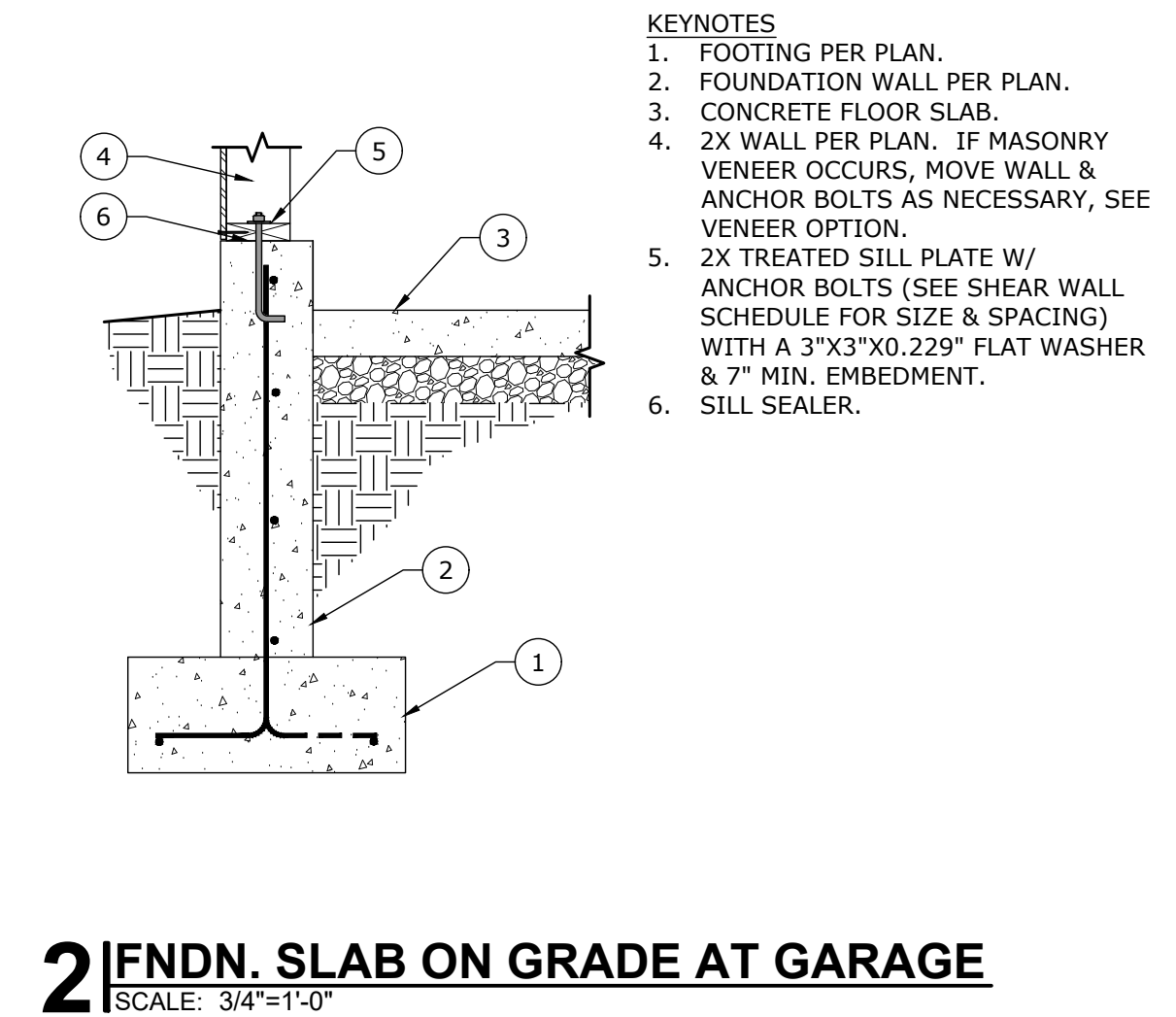
**1** BASEMENT FOUNDATION  
SCALE: 1/2"=1'-0"



**10** HOLDDOWN FOUNDATION STRAPS  
SCALE: 3/4"=1'-0"



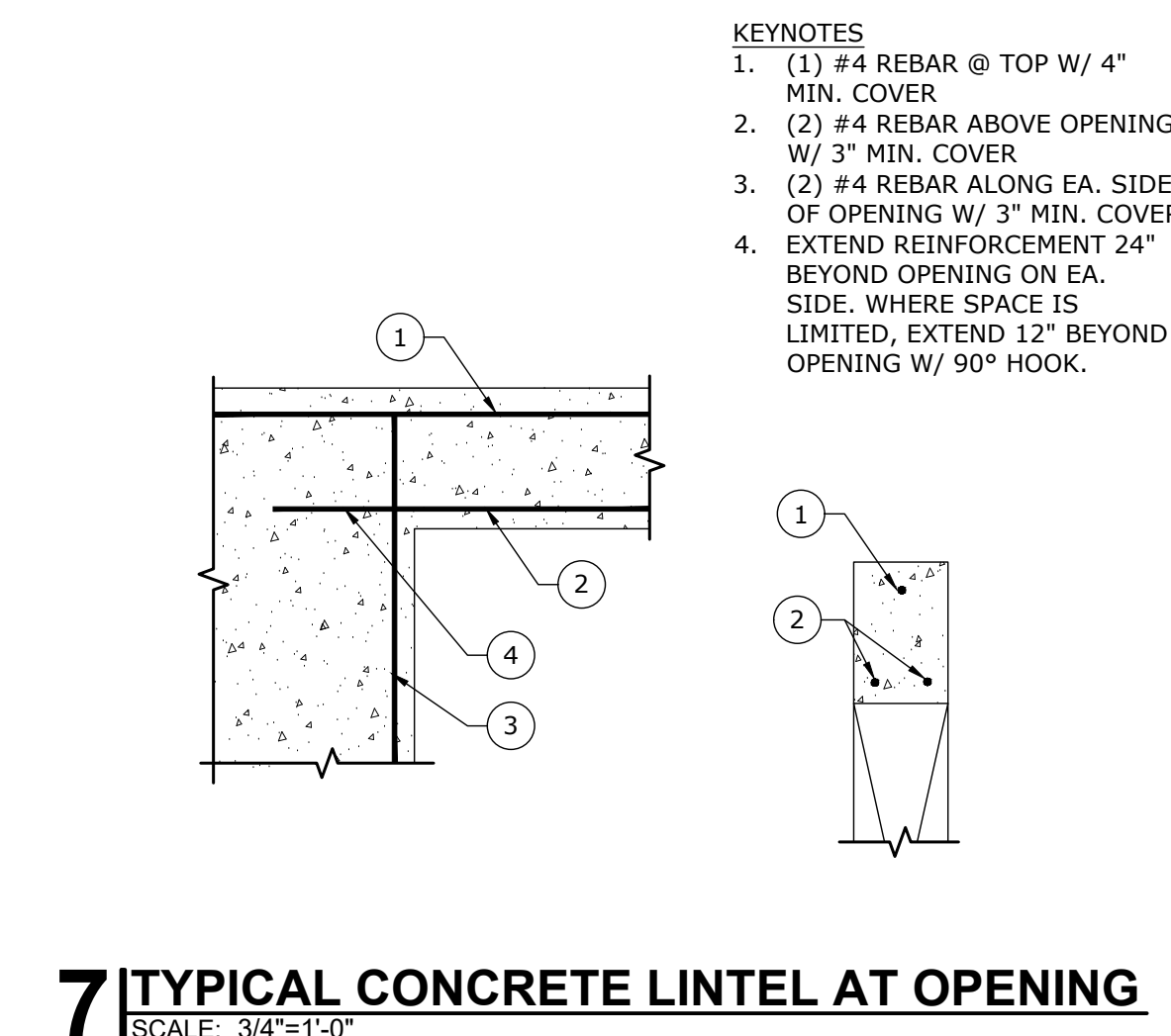
**6** FLOOR TO FOUNDATION CONNECTION  
SCALE: 3/4"=1'-0"



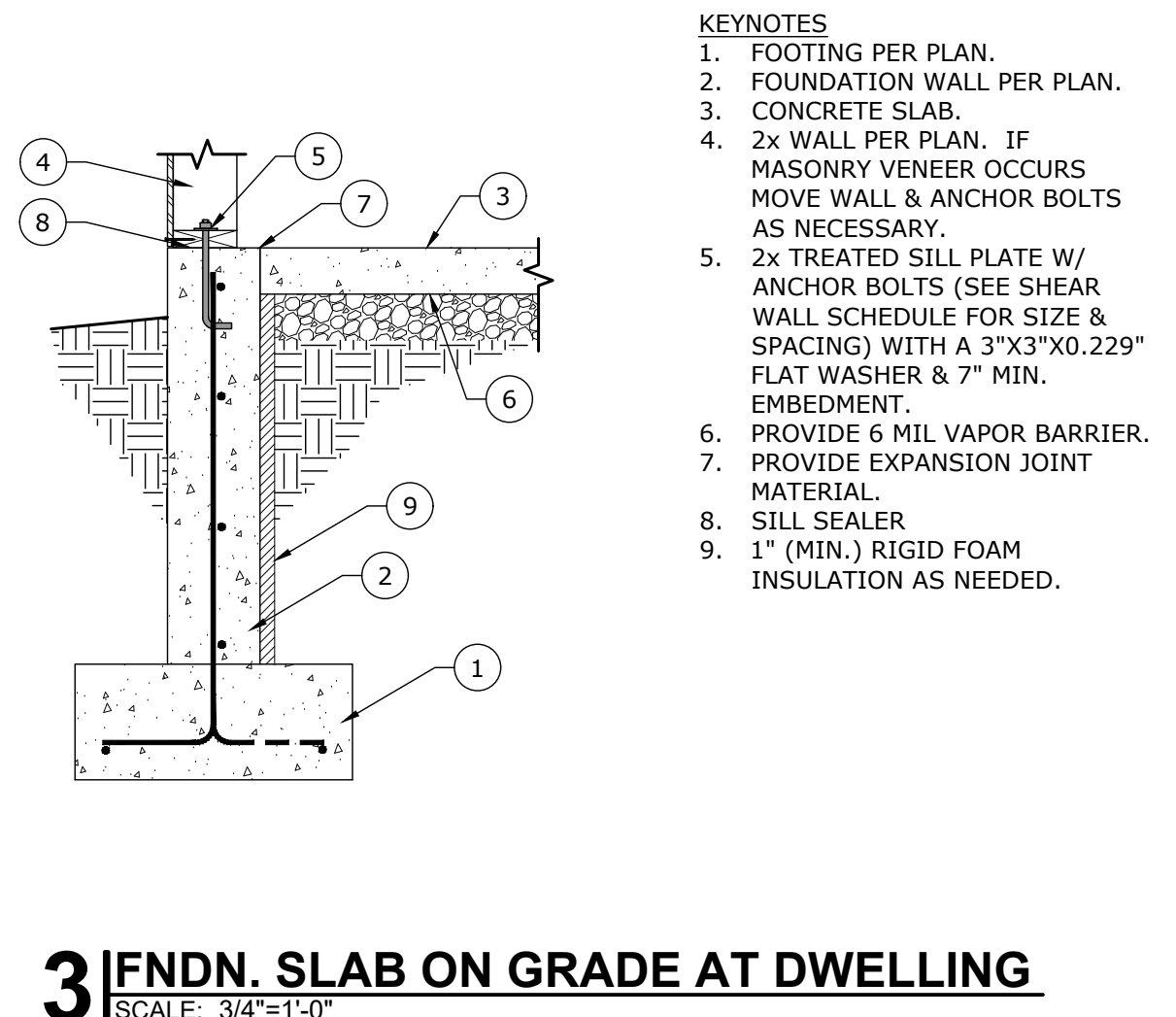
**2** FNDN. SLAB ON GRADE AT GARAGE  
SCALE: 3/4"=1'-0"



**11** HDU HOLDDOWN AND RETROFIT  
SCALE: 3/4"=1'-0"



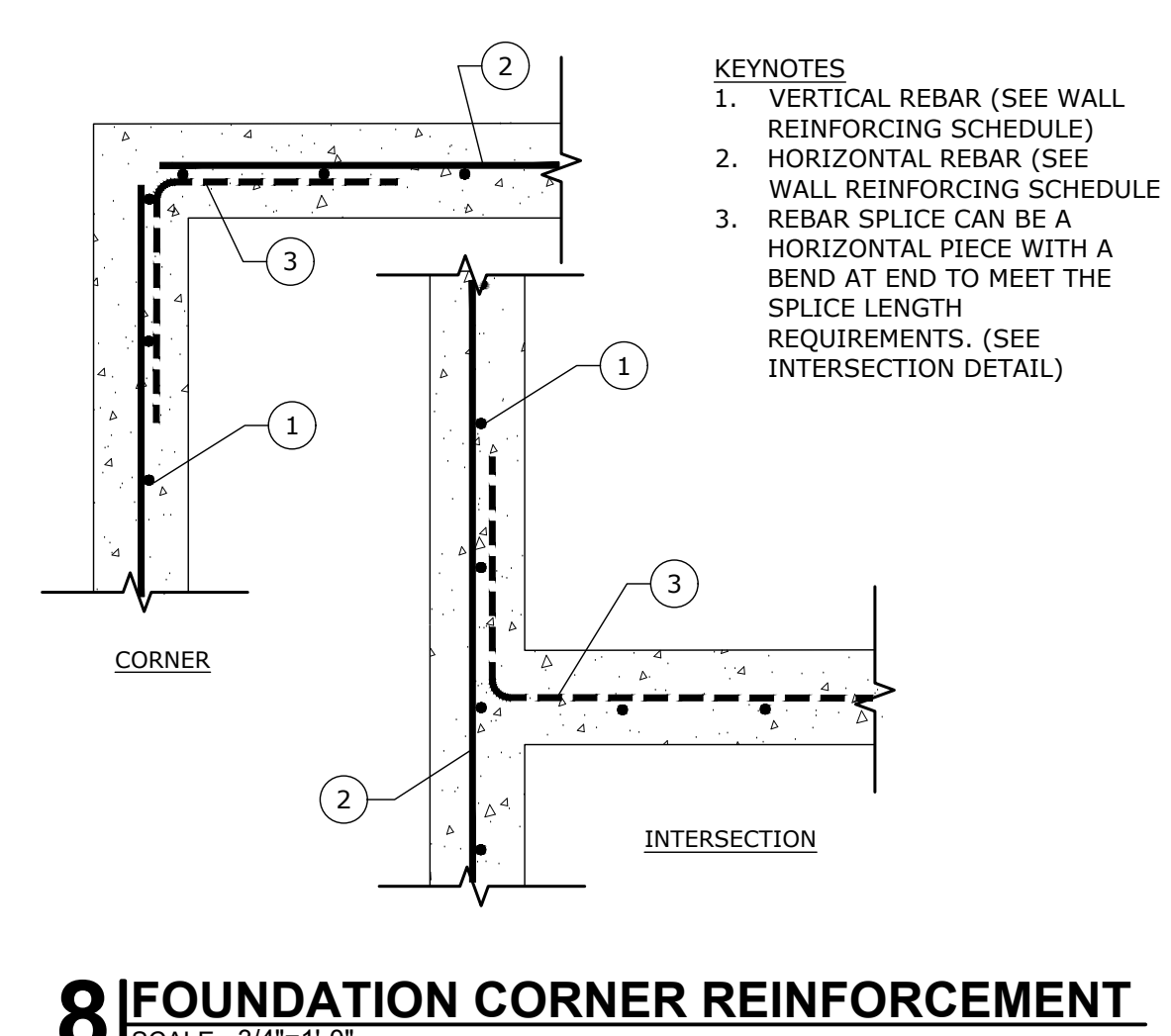
**7** TYPICAL CONCRETE LINTEL AT OPENING  
SCALE: 3/4"=1'-0"



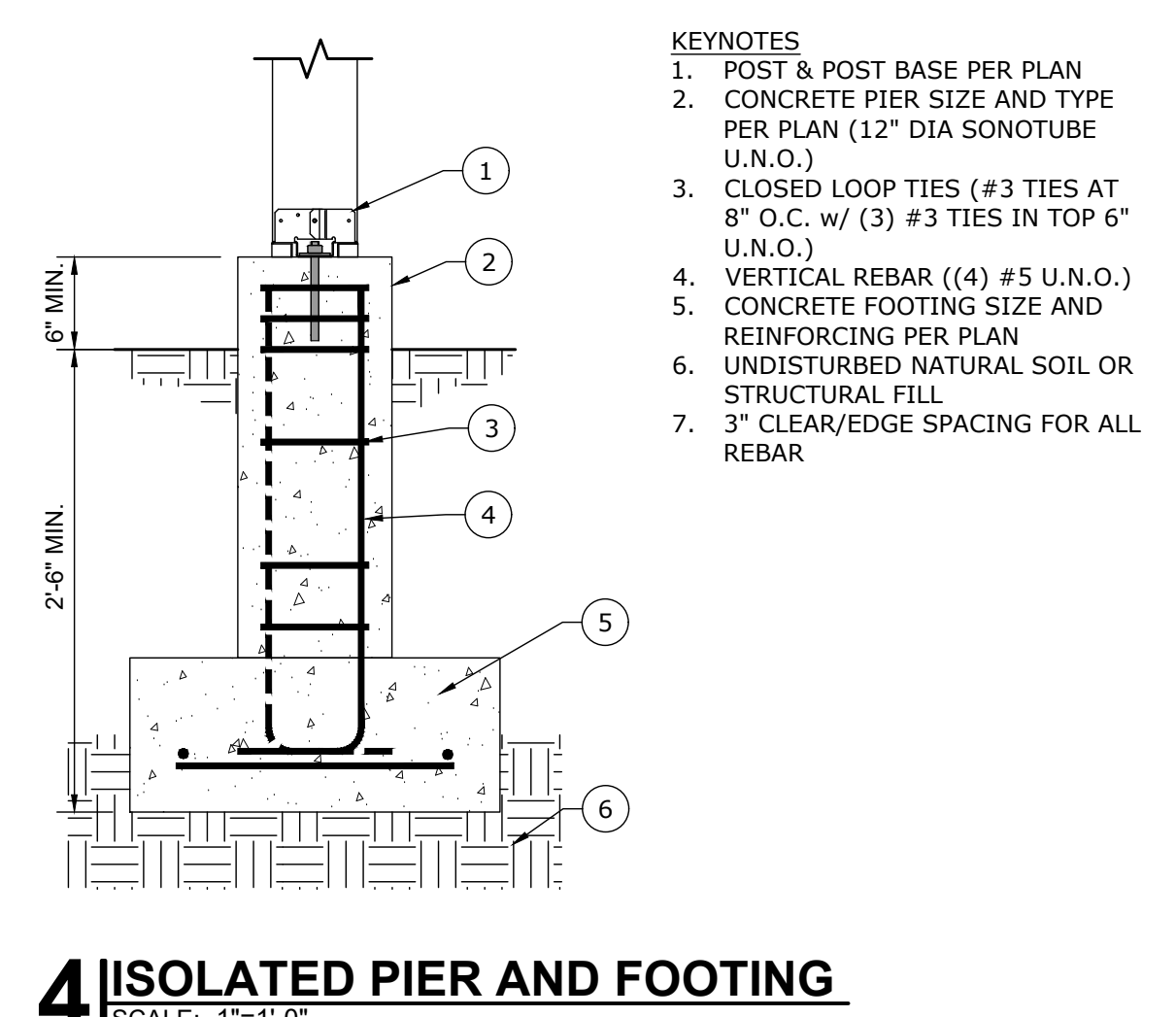
**3** FNDN. SLAB ON GRADE AT DWELLING  
SCALE: 3/4"=1'-0"



**12** SILL PLATE CNX WITH BRICK VENEER  
SCALE: 3/4"=1'-0"



**8** FOUNDATION CORNER REINFORCEMENT  
SCALE: 3/4"=1'-0"



**4** ISOLATED PIER AND FOOTING  
SCALE: 1"=1'-0"

**DKE**  
DESIGN+ENGINEERING

871 S AND MAIL DR.  
AMERICAN FORK, UT 84003  
(801) 742-8611  
www.dkefirm.com

PROJECT #: 043

PROJECT: THOMPSON RESIDENCE ADDITION

STREET: 8230 SOUTH 1330 EAST  
CITY: SANDY, UT 84093

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SHEET SIZE: ARCH D  
24X36

FOUNDATION DETAILS

AREAS	
2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/1/2025

PROFESSIONAL ENGINEER  
No. 12072728  
CHRISTOPHER COLIN RHOADES  
STATE OF UTAH

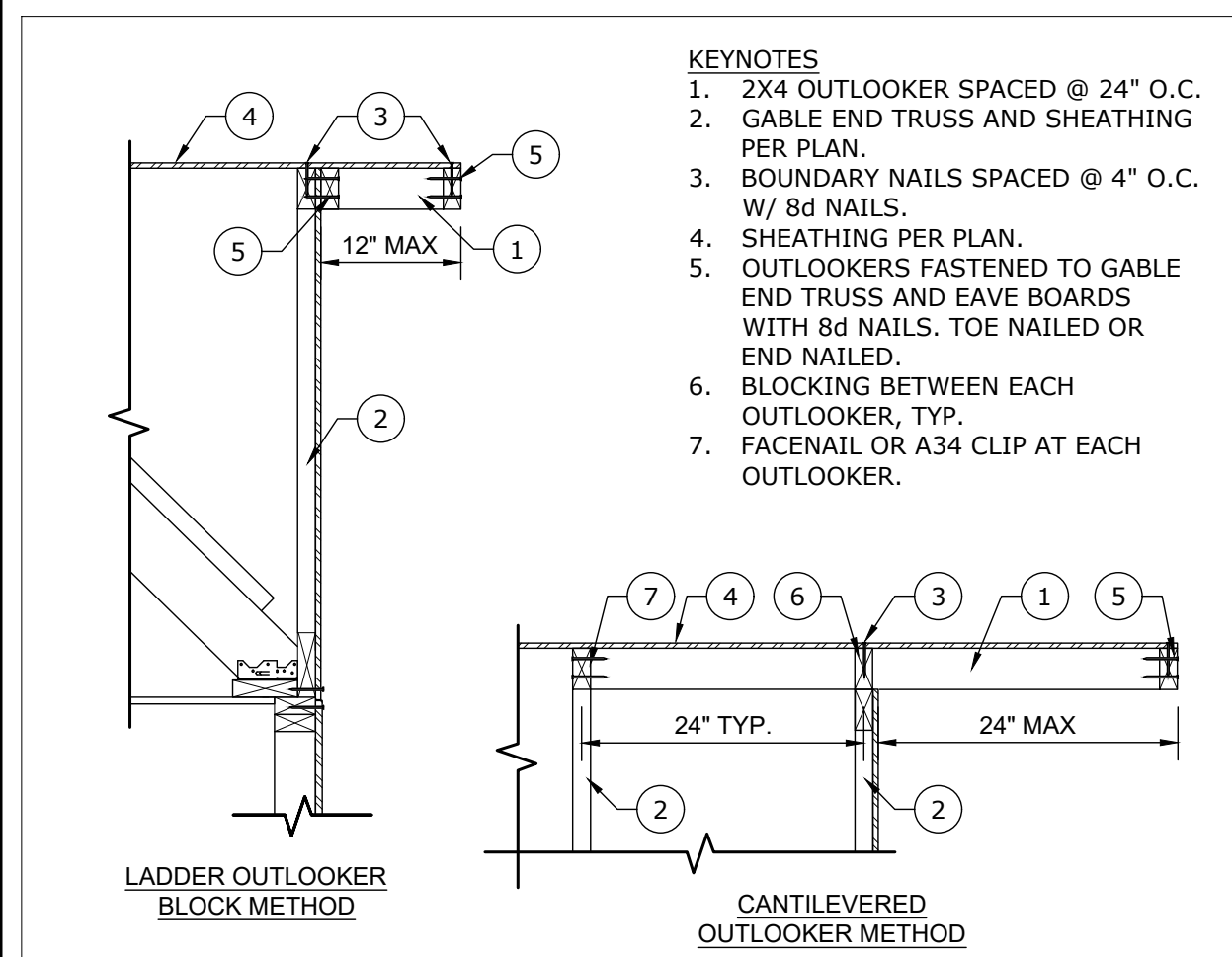
DRAWN BY: J. STEWART  
PROJ. ENGINEER: --

SHEET #

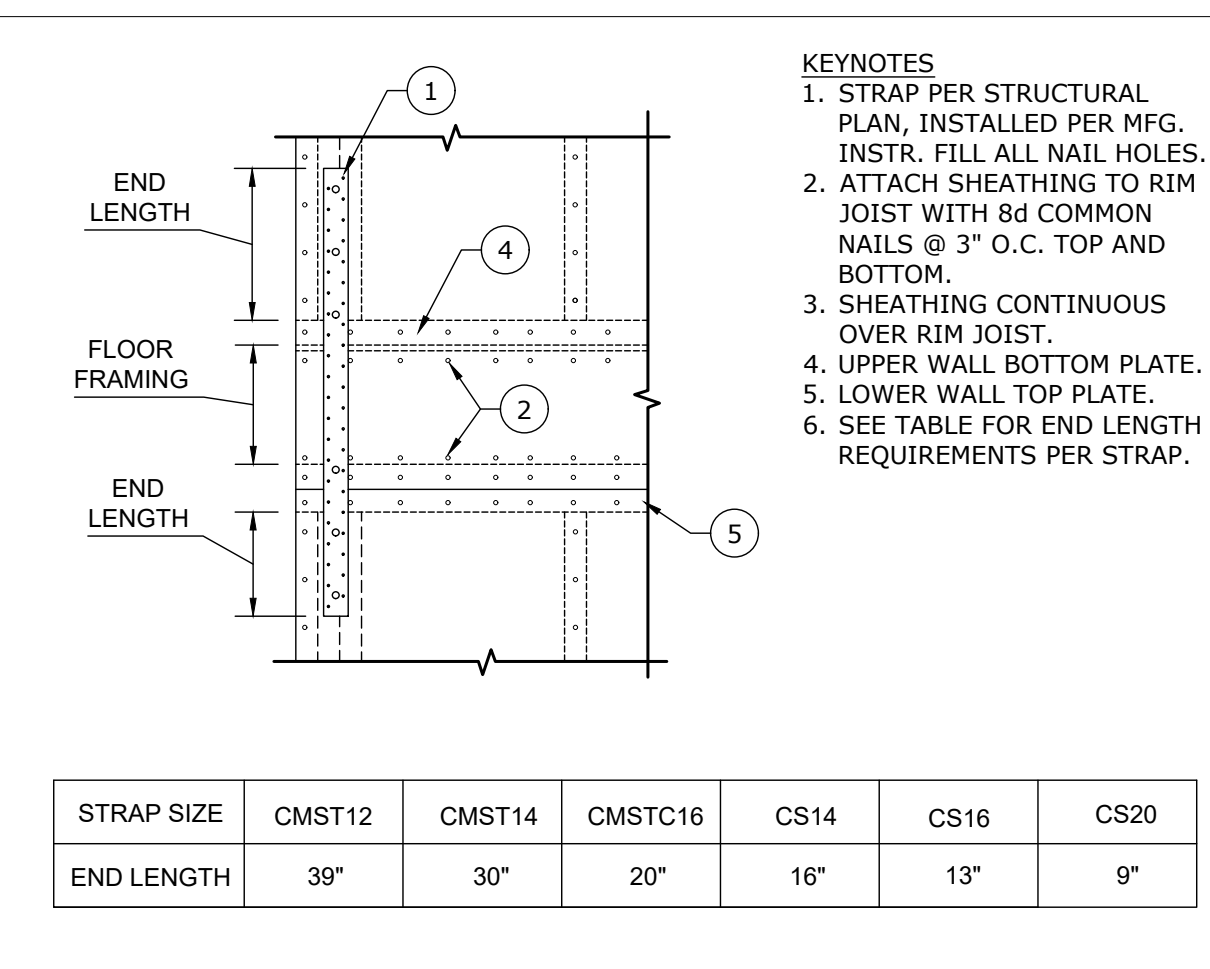
**SD1**

CREATED 5/13/2025, SAVED 7/21/2025, UKESERVERPROJECTS\DWG\RESIDENTIAL\2025\043 THOMPSON RESIDENCE ADDITION\DETAILS\STRUCTURAL\DETAILS SHEET

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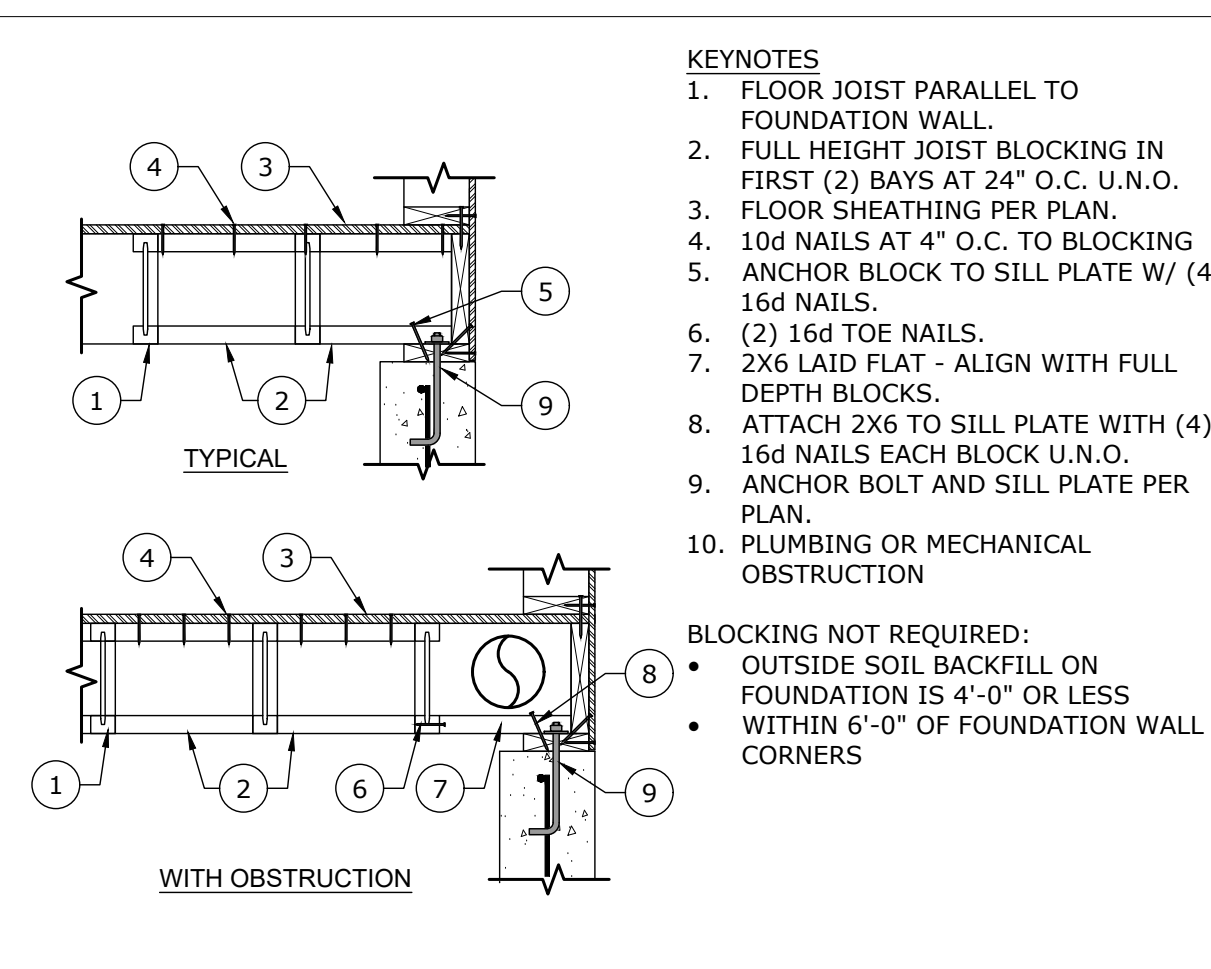


**17 GABLE END TRUSS OVERHANG**  
SCALE: 3/4"=1'-0"

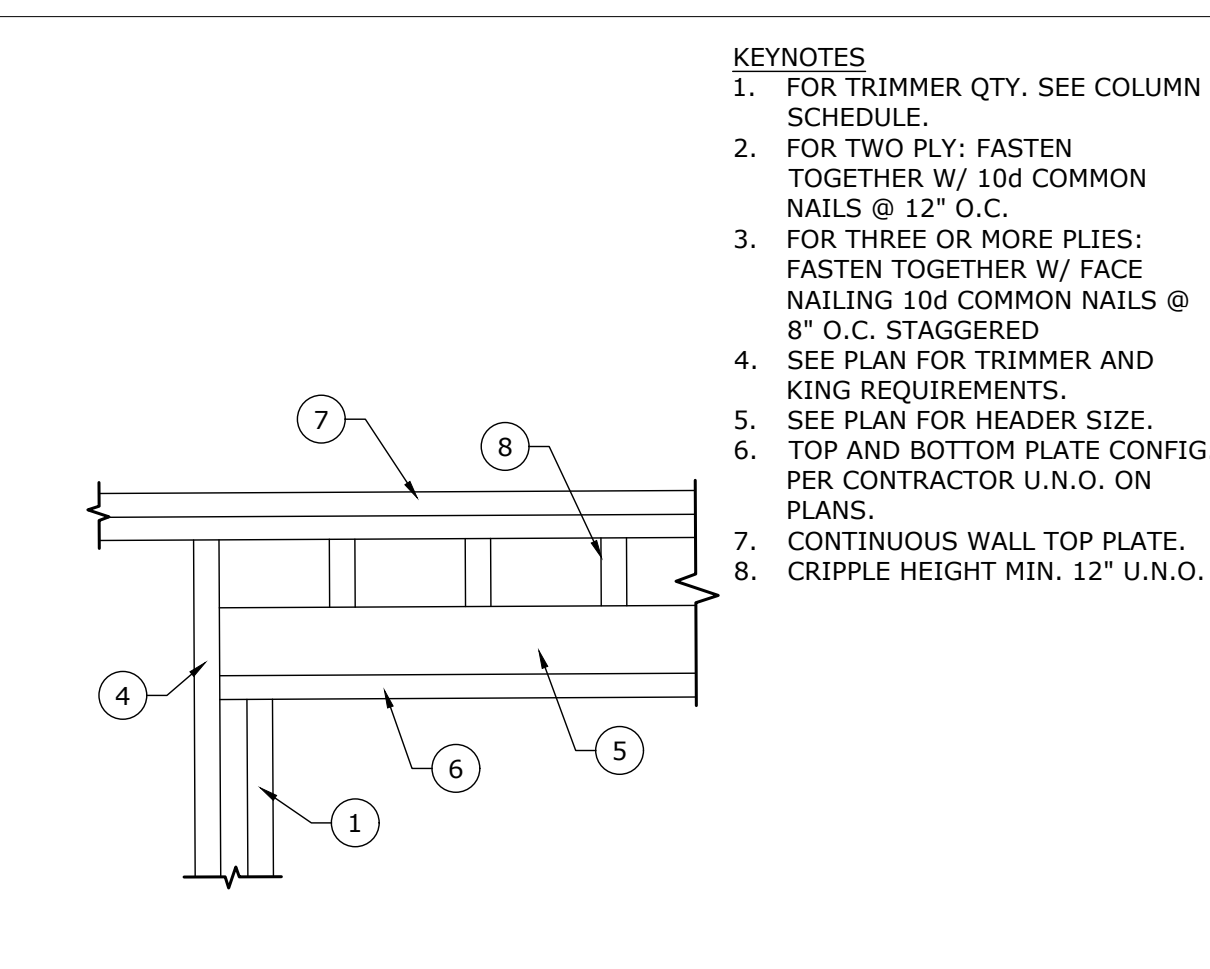


**13 SHEAR WALL CNX FLOOR TO FLOOR**  
SCALE: 1"=1'-0"

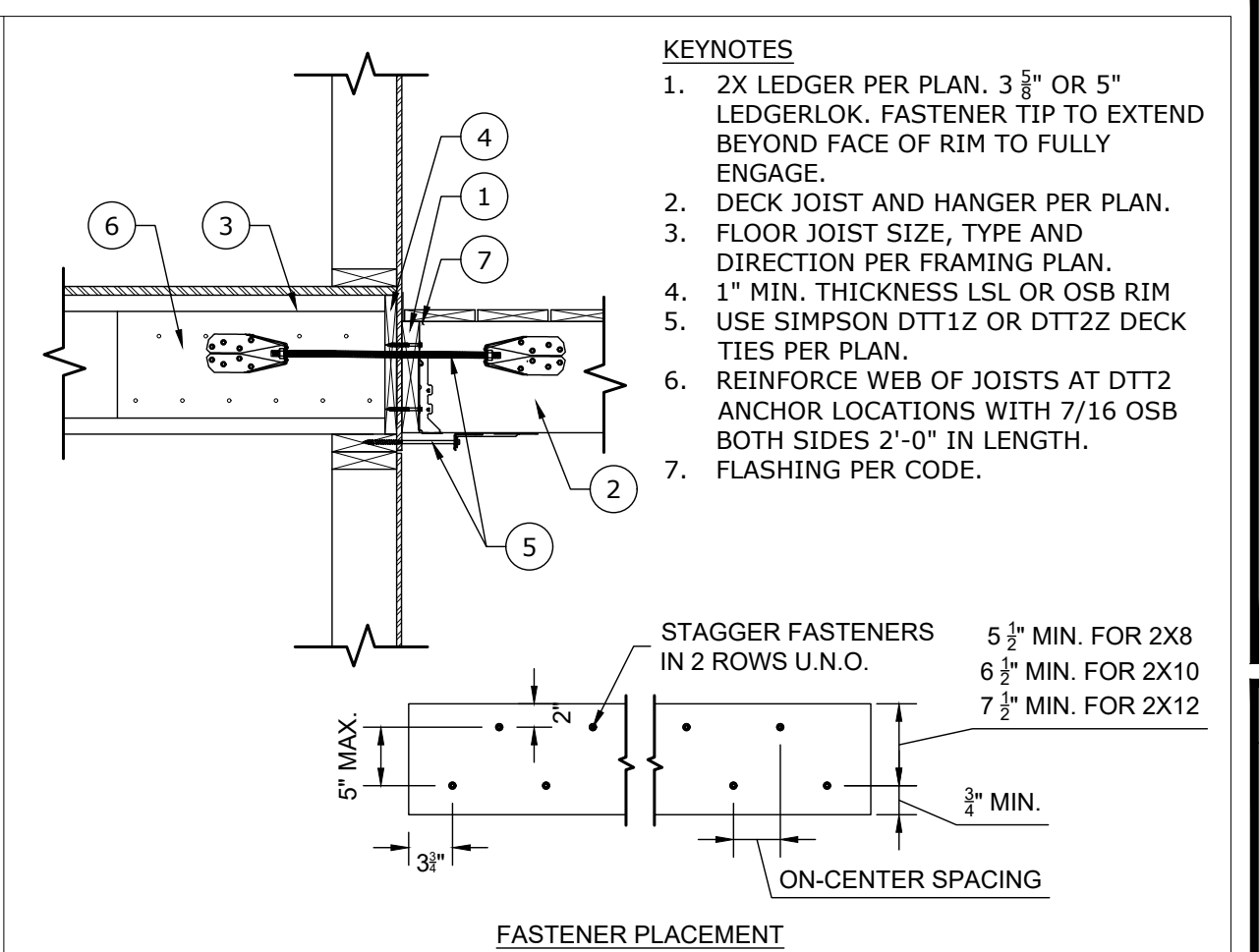
STRAP SIZE	CMST12	CMST14	CMST16	CS14	CS16	CS20
END LENGTH	39"	30"	20"	16"	13"	9"



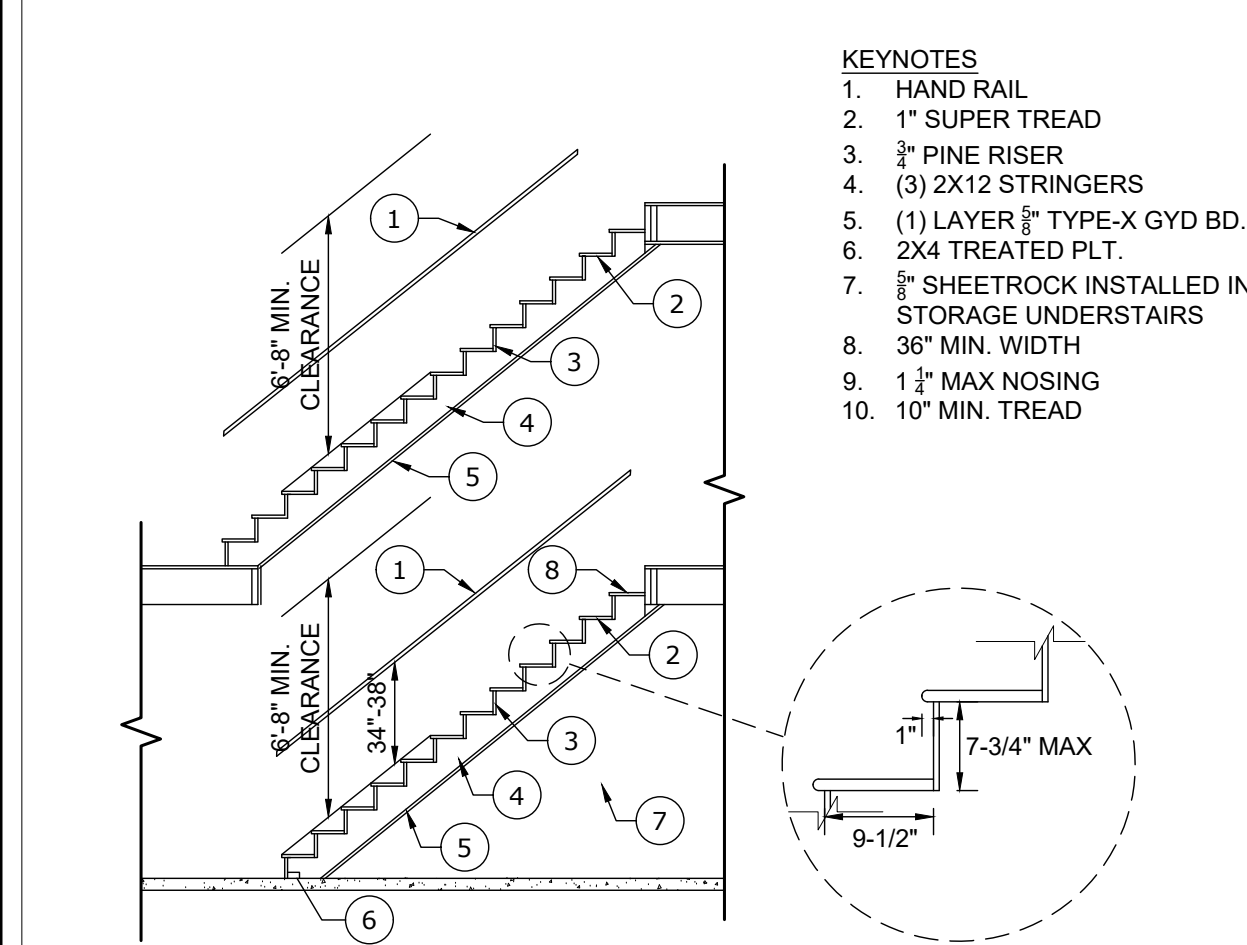
**9 FLOOR BLOCKING AT FOUNDATION**  
SCALE: 3/4"=1'-0"



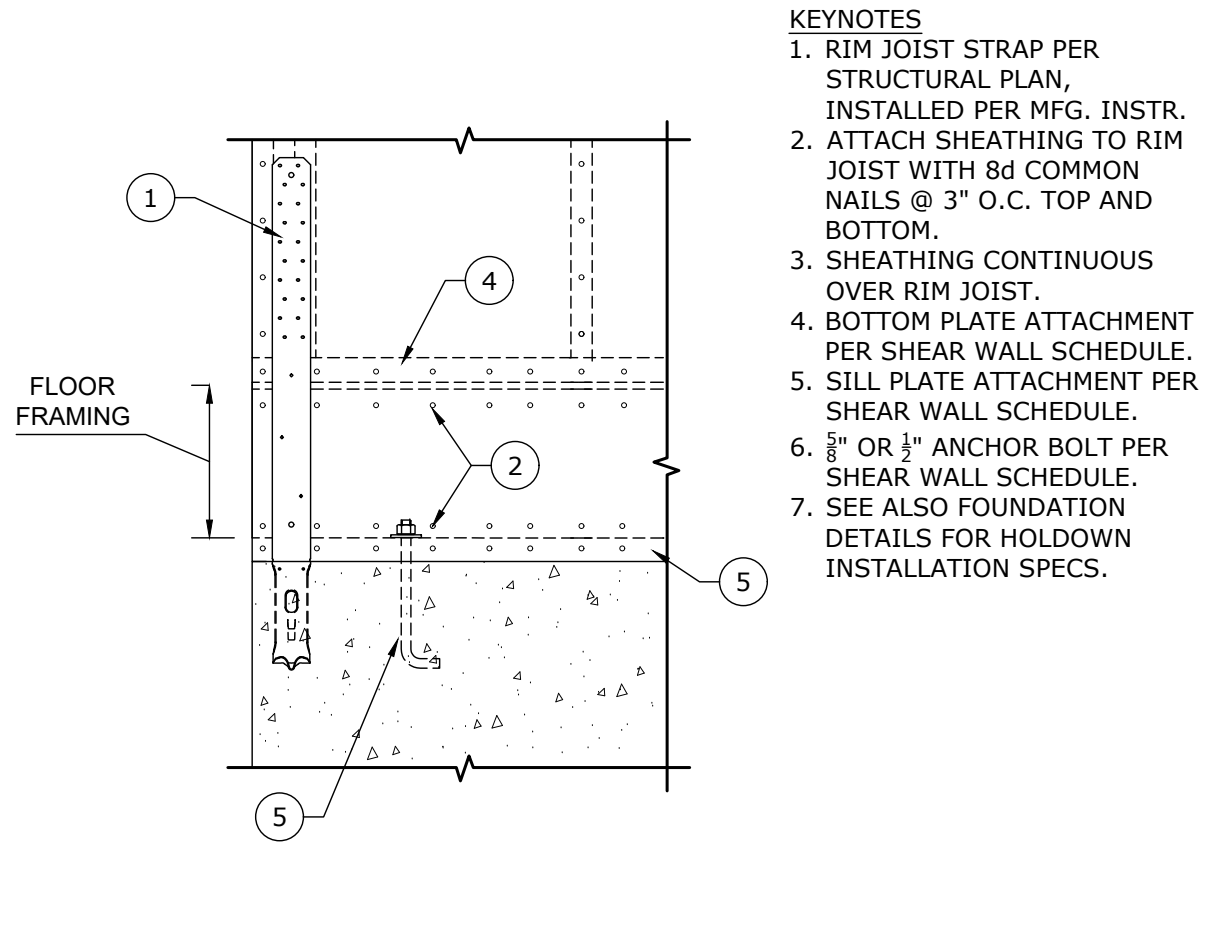
**5 TYPICAL WOOD HEADER FRAMING**  
SCALE: 1"=1'-0"



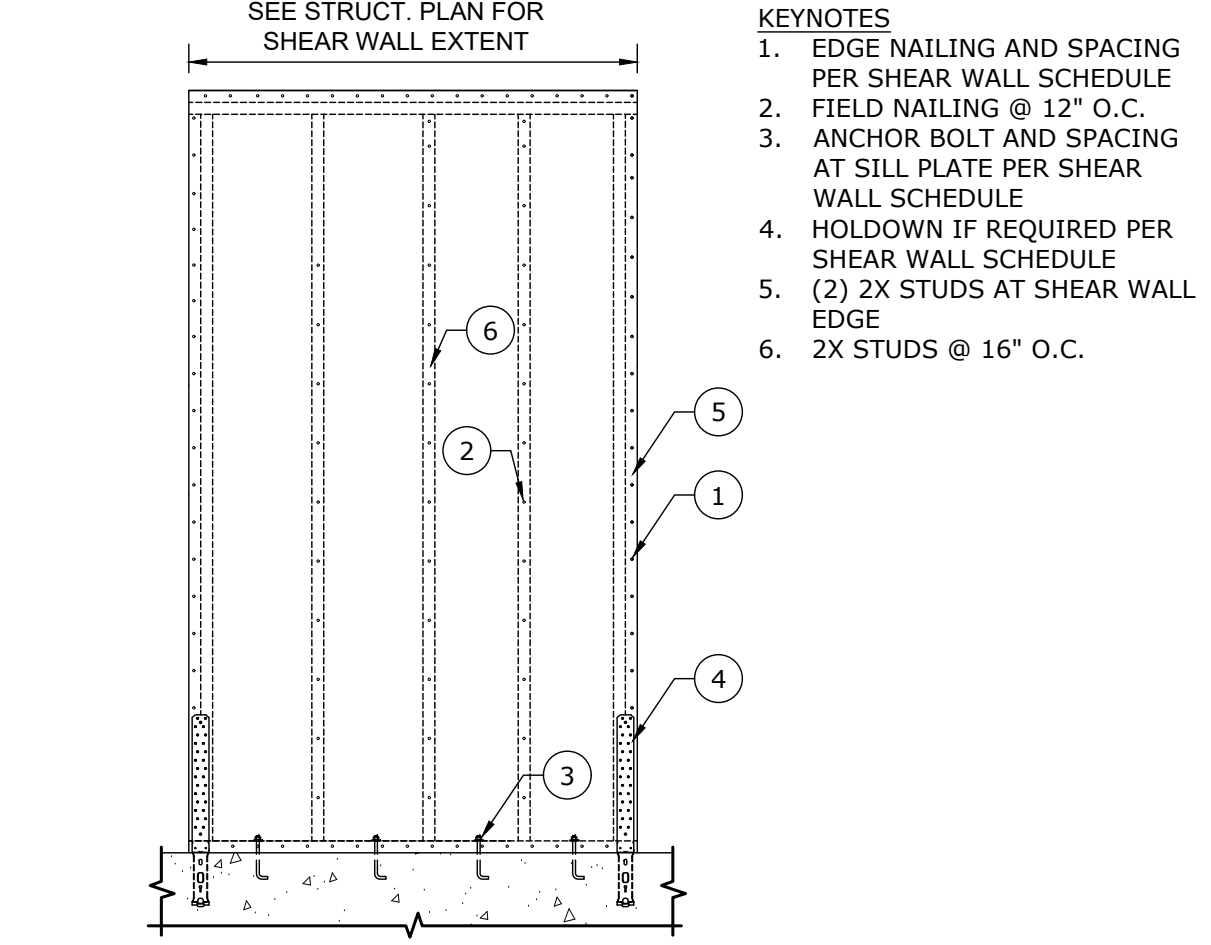
**1 DECK AND LEDGER CONNECTION**  
SCALE: 3/4"=1'-0"



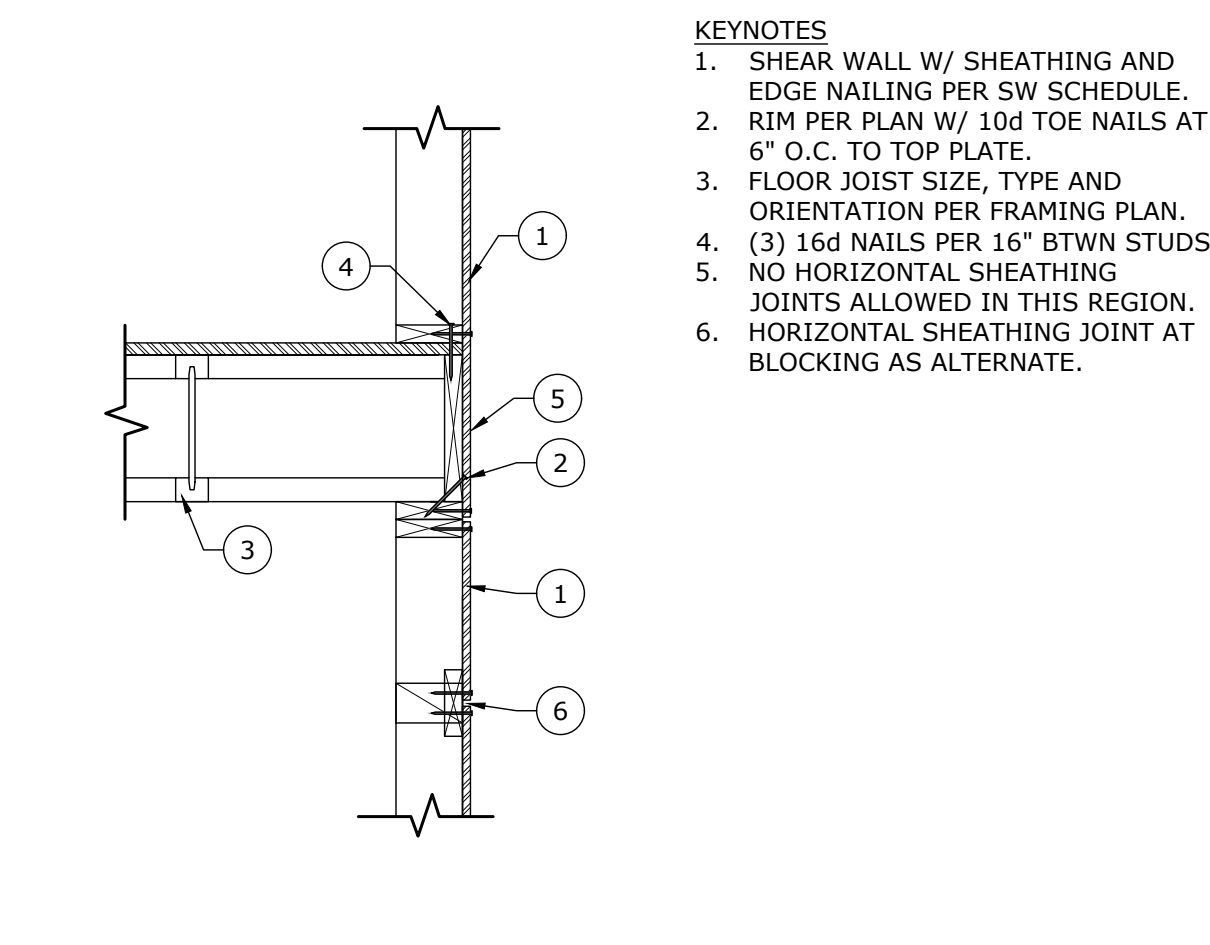
**18 STAIR DETAIL**  
SCALE: 3/16"=1'-0"



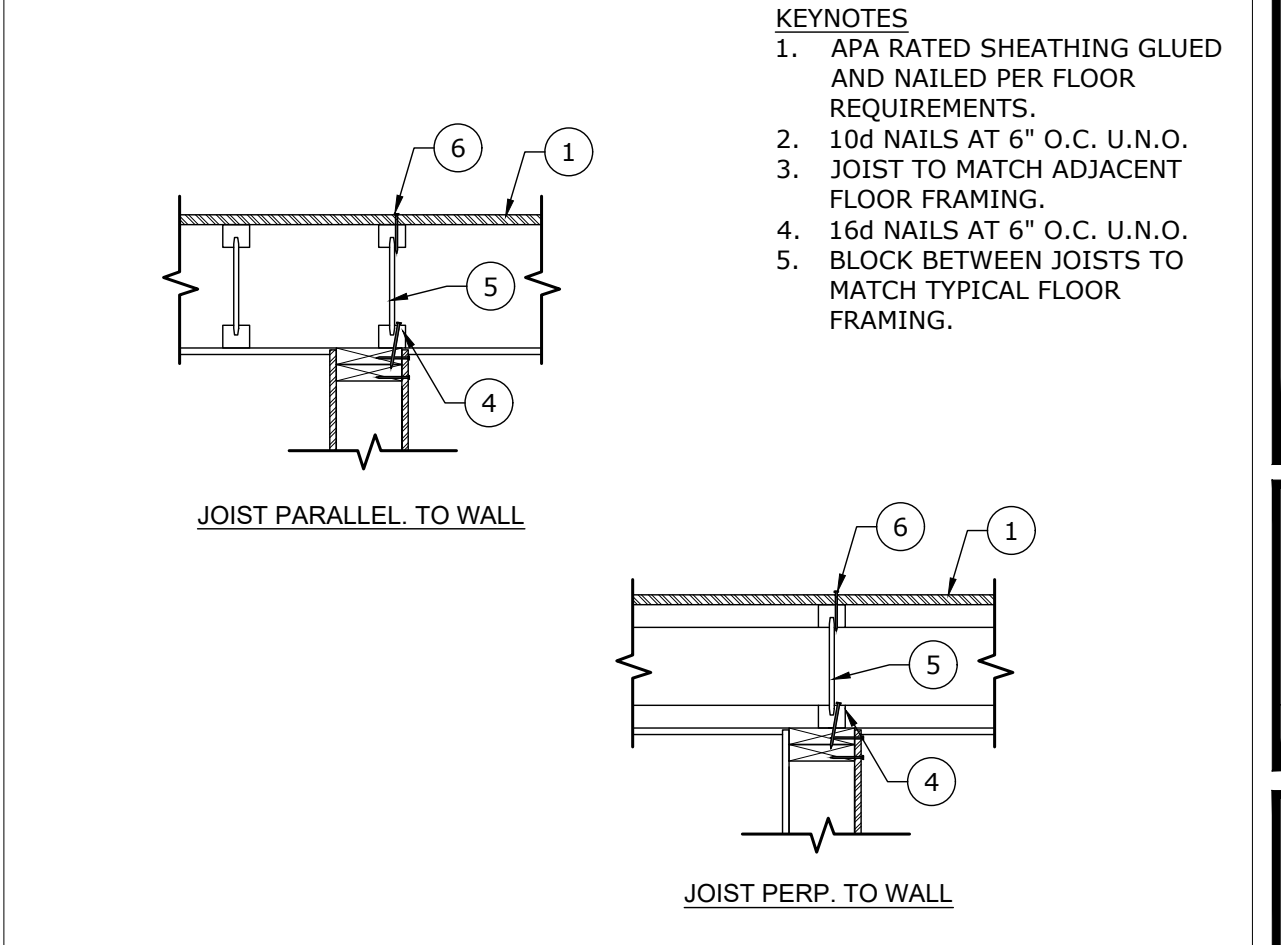
**14 SHEAR WALL CNX FLOOR TO FOUND**  
SCALE: 1"=1'-0"



**10 SHEAR WALL - SEGMENT**  
SCALE: 1/2"=1'-0"



**6 WALL CONNECTION AT FLOOR**  
SCALE: 3/4"=1'-0"

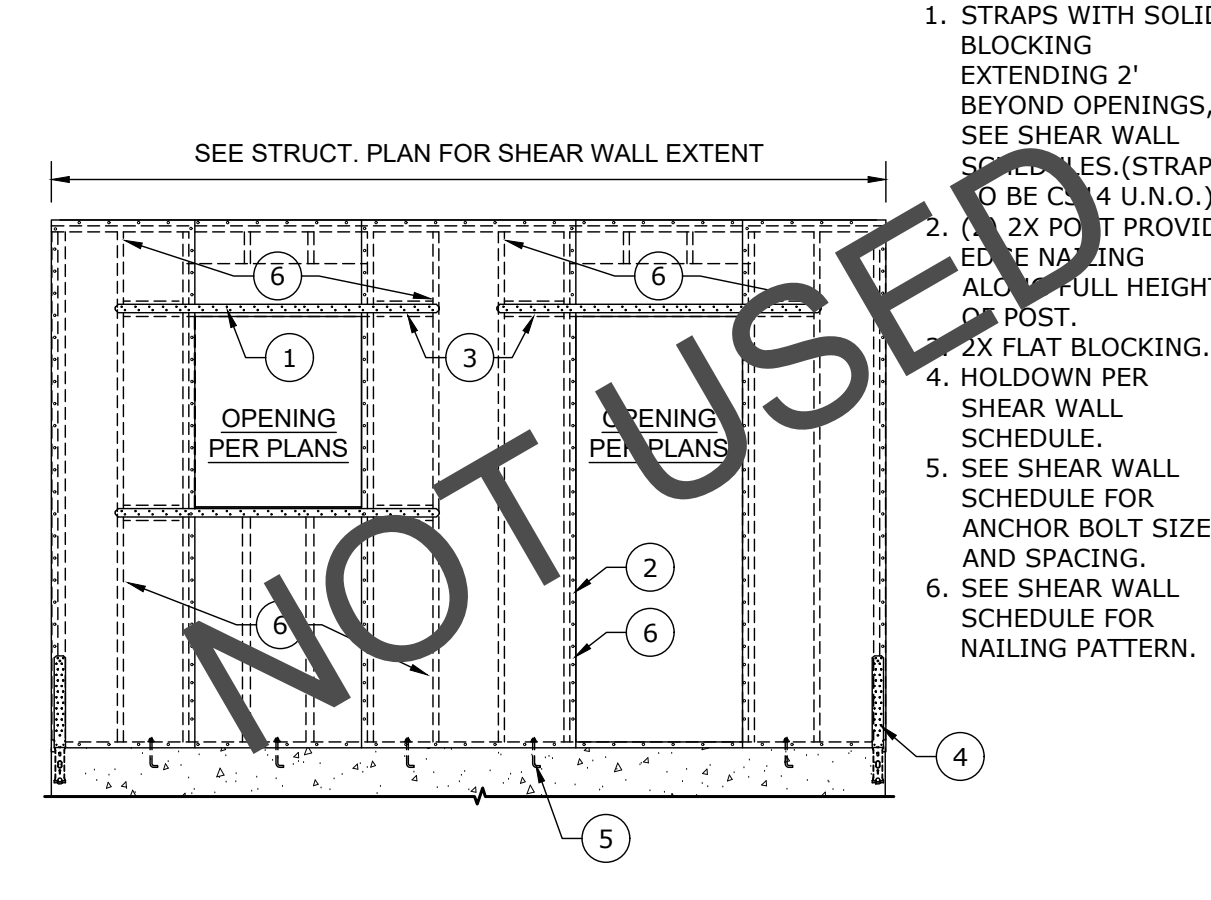


**2 FLOOR TO BEARING WALL CONNECTION**  
SCALE: 3/4"=1'-0"

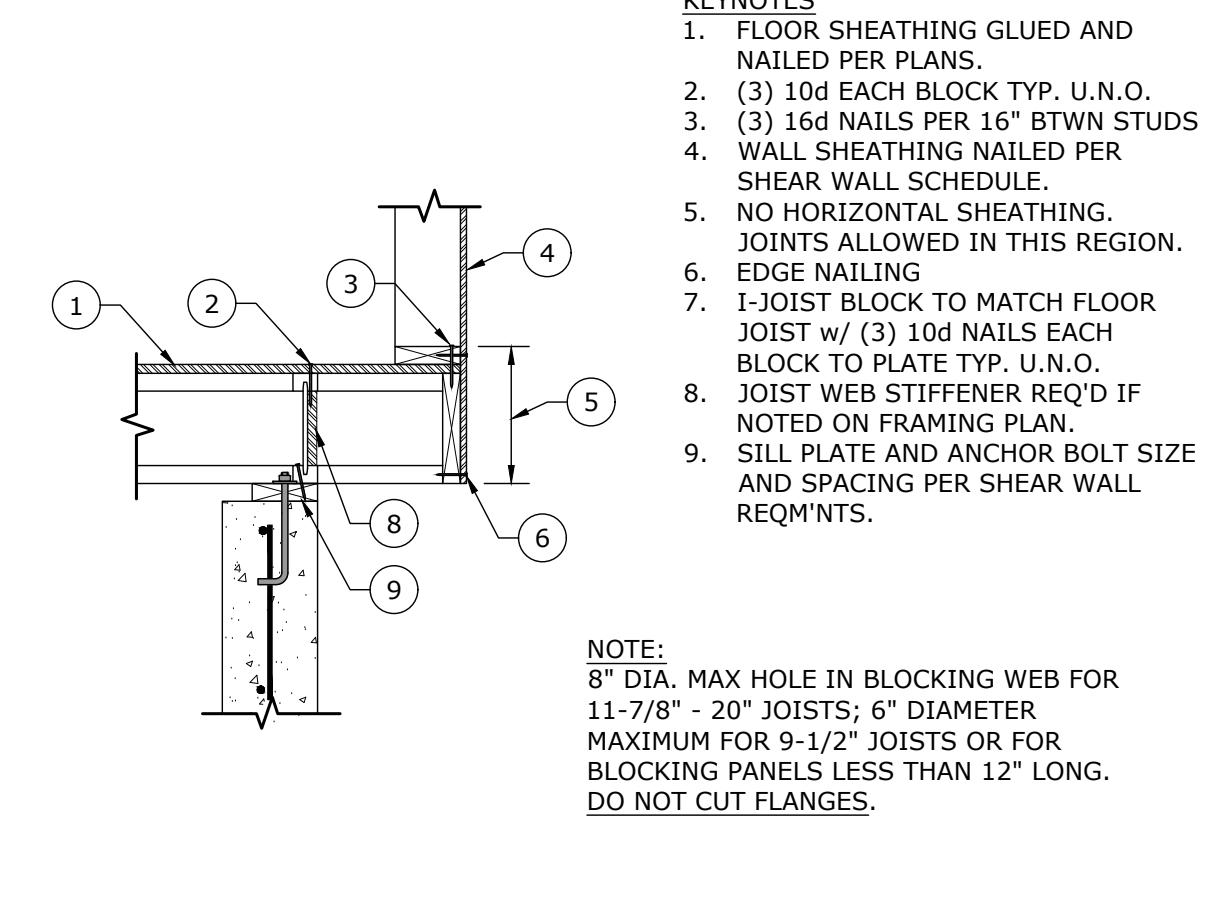


**15 MULTI-MEMBER LVL BEAM CONNECTION**  
SCALE: 1"=1'-0"

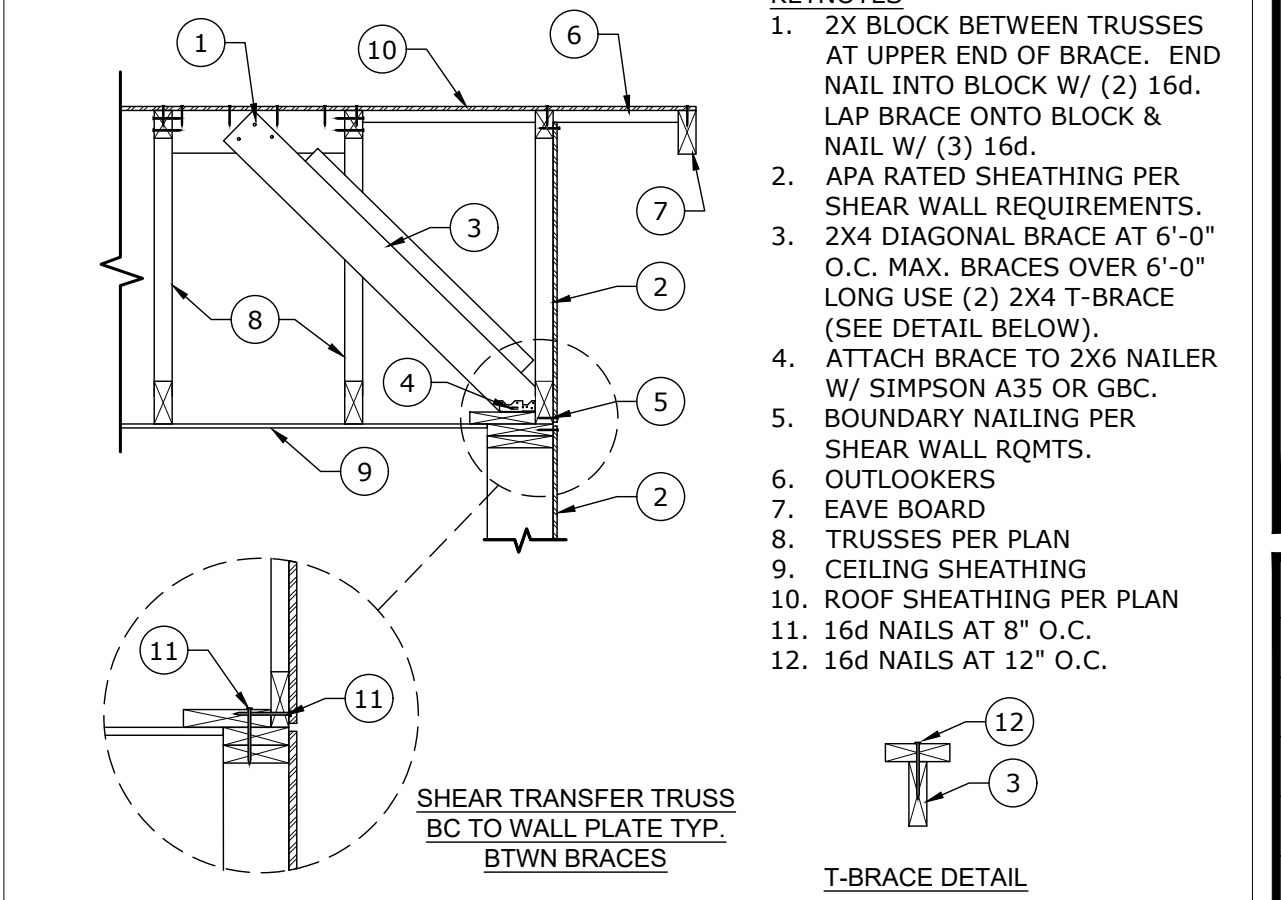
LVL NAILING PATTERNS			
FASTENER TYPE	NUMBER OF ROWS	O.C. SPACING	MIN. END DISTANCE
10d	2	12"	2"
3/8" A307 THRU BOLT	2	24"	2"
SIMPSON SDS	2	24"	2"



**11 SHEAR WALL - PERFORATED**  
SCALE: 1/4"=1'-0"



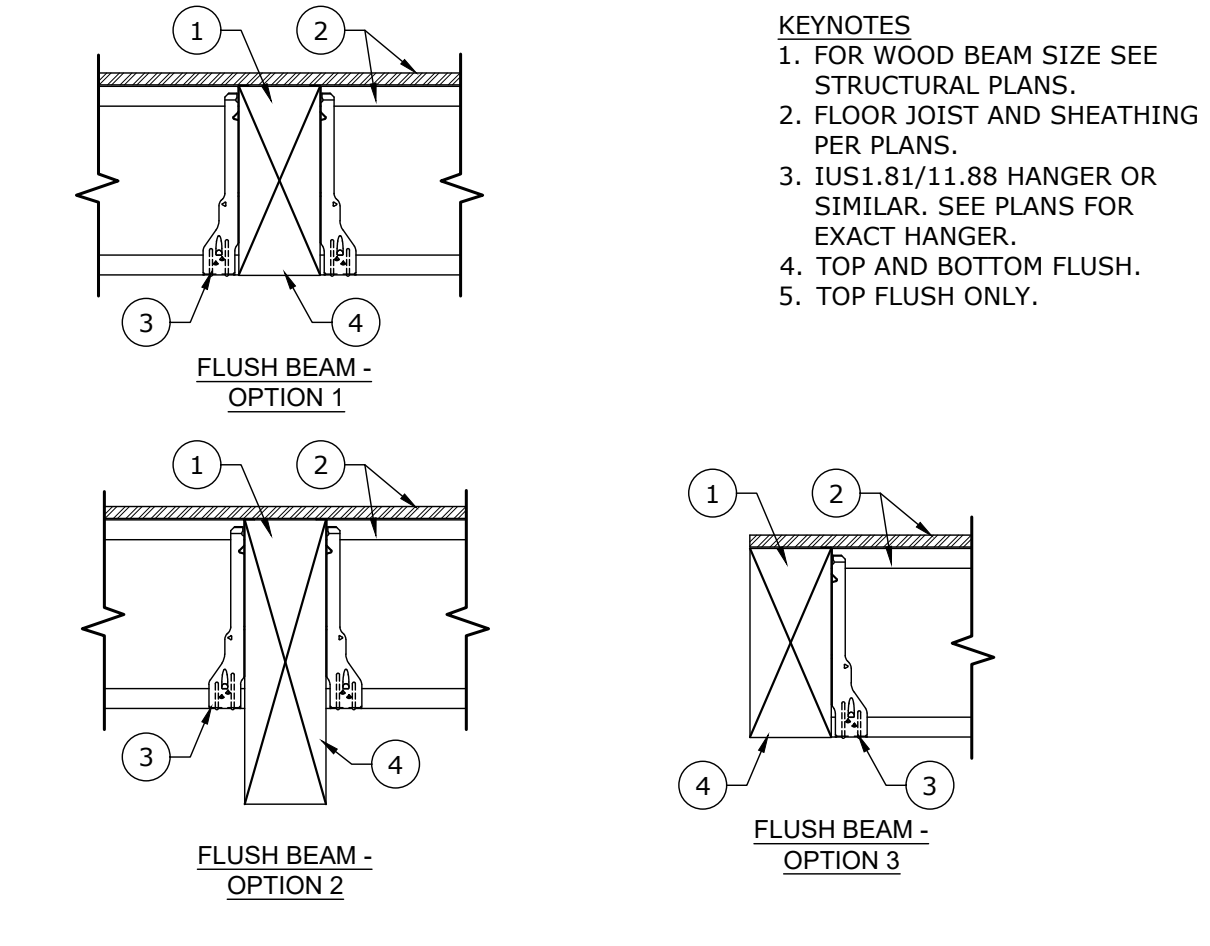
**7 CANTILEVERED FLOOR AND BRNG WALL**  
SCALE: 3/4"=1'-0"



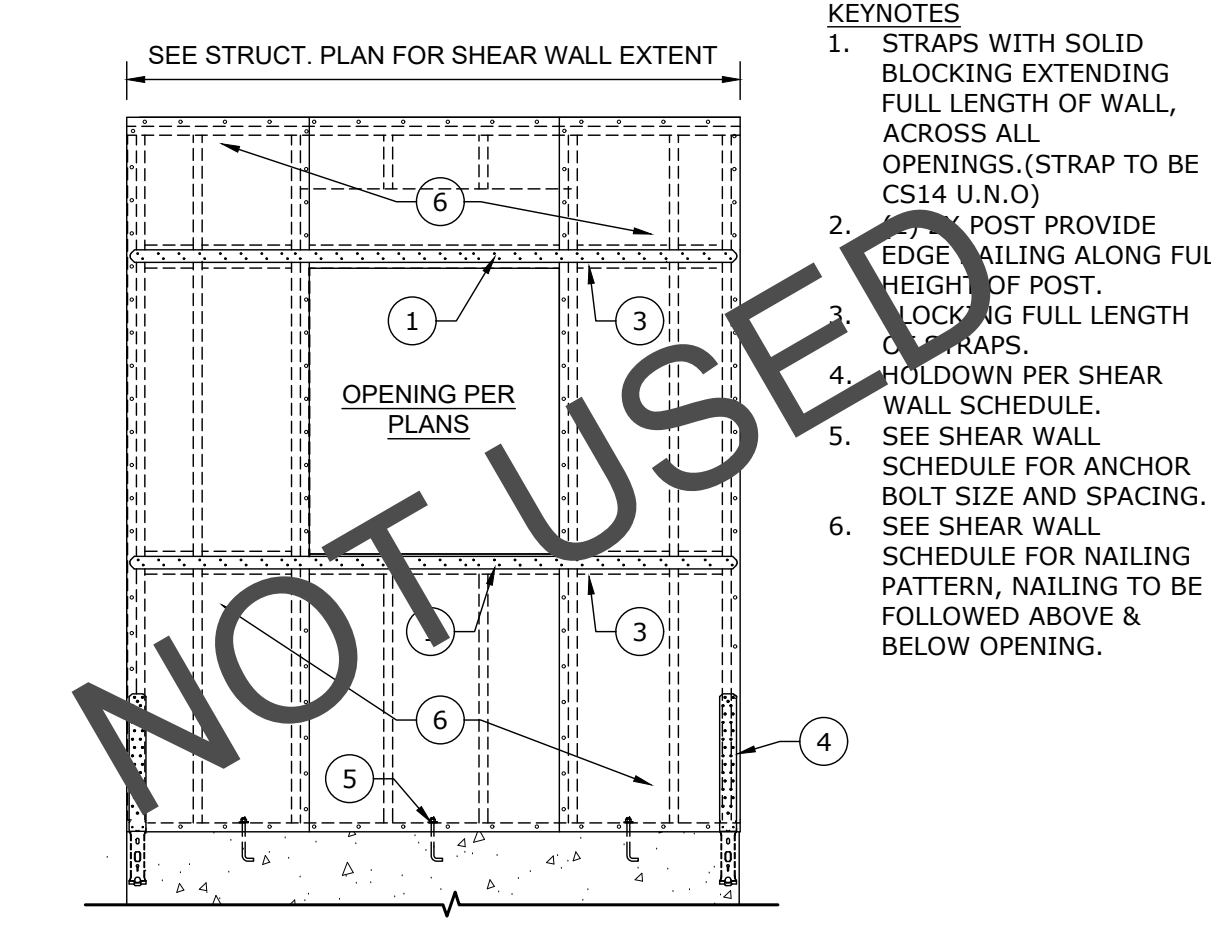
**3 GABLE END TRUSS BRACING**  
SCALE: 3/4"=1'-0"



**16 FLUSH WOOD BEAM AT FLOOR**  
SCALE: 1"=1'-0"

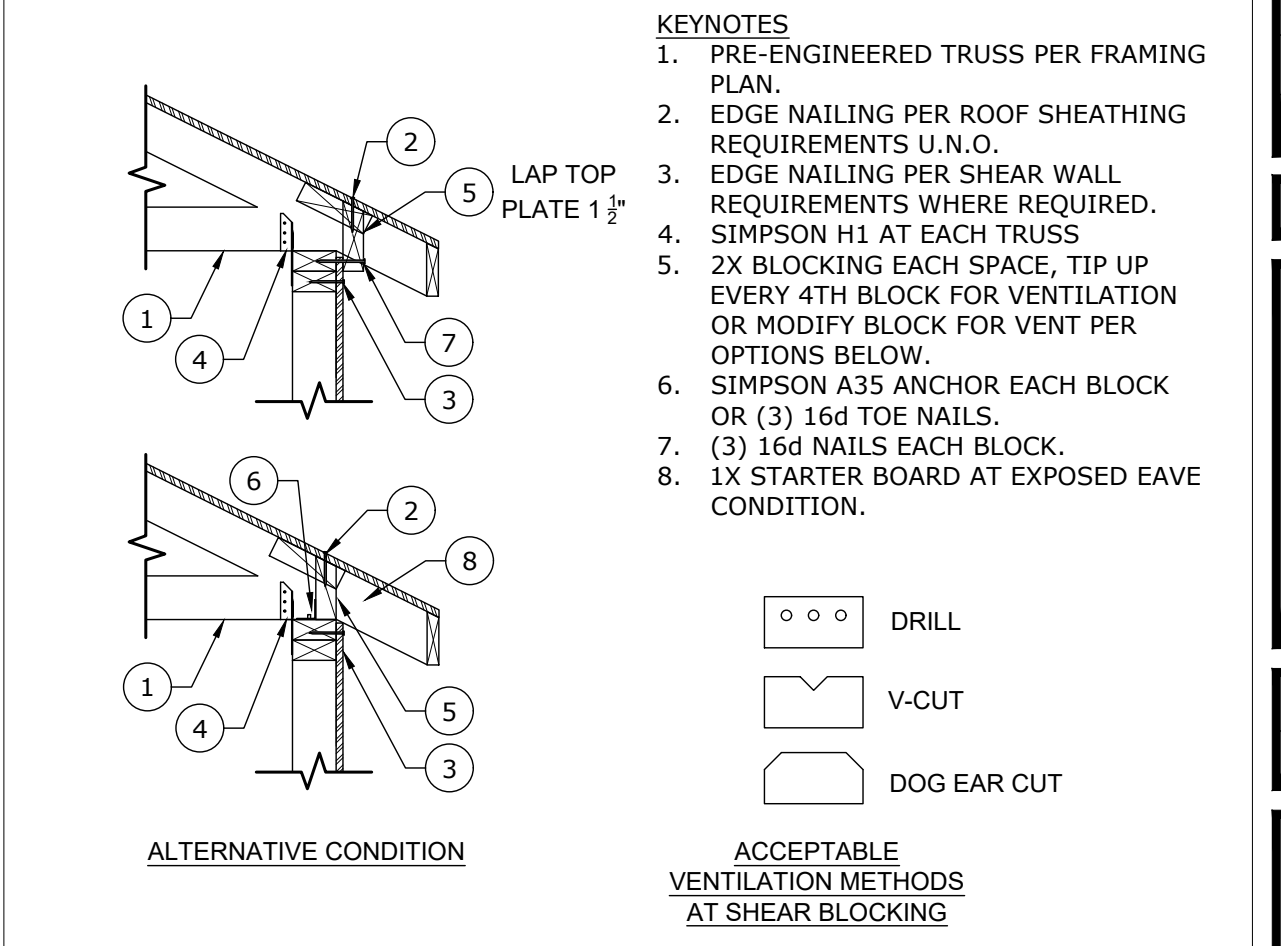


**12 SHEAR WALL - FORCE TRANSFER**  
SCALE: 3/8"=1'-0"



**8 ROOF OVERBUILD FRAMING**  
SCALE: NTS

SNOW LOAD	RIDGES	VALLEY			RAFTERS	RIDGES	MAX SPANS
		SINGLE	DBL	DBL			
30	2X8	2X10	2-2X4	2X4@24"O.C.	2 X 6	5 FT	
30-60	2X10	2X12	2-2X6	2X8@24"O.C.	2 X 8	7 FT	
60-100	2X12	2X14	2-2X8	2X8@24"O.C.	2 X 10	9 FT	
					2 X 12	10 FT	



**4 TRUSS TO WALL CONNECTION**  
SCALE: 1/2"=1'-0"

**DKE DESIGN+ENGINEERING**  
871 S AUGUS MALL DR. AMERICAN FORK, UT 84003  
(801) 742-9811 www.dkefirm.com

PROJECT #: 043

PROJECT: THOMPSON RESIDENCE ADDITION

STREET: 8230 SOUTH 1330 EAST  
CITY: SANDY, UT 84068

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS

SHEET SIZE: ARCH D 24X36

AREAS

2ND FLOOR SQ. FT.	2904
MAIN FLOOR SQ. FT.	1899
BASEMENT SQ. FT.	--
COLD STRG. SQ. FT.	--
SUSP. SLAB SQ. FT.	--
BONUS SQ. FT.	--
DECK SQ. FT.	--
ADDITION SQ. FT.	--
LIVING SPACE ABV. GRADE	--
TOTAL SQ. FT.	--

DATE: 8/22/2025

PROFESSIONAL ENGINEER  
No. 12072728  
CHRISTOPHER COLIN RHOADES  
STATE OF UTAH

DRAWN BY: J. STEWART  
PROJ. ENGINEER: --

SHEET # **SD2**

CREATED 5/13/2025, SAVED 7/21/2025, UKESERVER\PROJECTS\SDMEDIA\RESIDENTIAL\2025\043 THOMPSON RESIDENCE\CAD\THOMPSON RESIDENCE\DETAILS\STRUCTURAL\DETAILS SHEET