

Lot SU-M-2-16, 25 St Moritz Terrace Summit Park Park City, UT 84098

BUILDING CODES

- All construction shall comply with the following codes and amendments per their adopting ordinances.
- * 2012 International Building Code
 * 2012 International Residential Code
 * 2012 International Plumbing Code
 * 2012 International Mechanical Code
 * 2011 National Electrical Code
 * 2012 International Fire Code

BUILDER:

Alta Creek Homes 12401 South 450 East Suite E2 Draper, UT 84020 Contact: Cody Wagner 801-455-6965 cwagner@altacreekhomes.com

ENGINEER:

McNeil Engineering 140 E. 2200 North - Office 1 Logan, UT 84341 Contact: Cody Palmer 435-227-2218 cody@mcneileng.com

PLAN INDEX

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	S1.1	Site Plan
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/	A1.1	New Basement Floorplan
	A1.2	New Main Floorplan
>	A2.1	Elevations
	A3.1	Framing Plan
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SQUARE FOOTAGE

L				
	Main Floor Plan	1488 sq ft		
	Basement Floor Plan	1487 sq ft		
	Basement - Mother-in-law	803 sq ft		
	Stairs / Storage	146 sq ft		
	Garage	983 sq ft		
	Overall Livable Square Footage	3924 sq ft		
П				

PRELIMINARY PLANS NOT FOR CONSTRUCTION



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These plans are for the sole purposes of the designer and the architect for review only and are not for construction, or authorized for the release to any other party at this point and time, unless agreed upon by the designer. These plans are Preliminary Plan set only and not for construction purposes. DCB - Accurate Asbuilts & Design

Asbuilts

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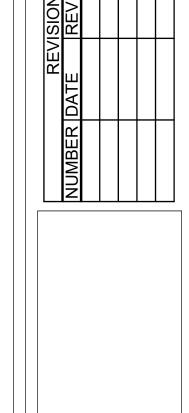
11/4/2016

SCALE:

SHEET:

1/4"=1'-0"

A-1



First Floor Plan

ccurate Asbuilts & Designs

DATE:

11/4/2016

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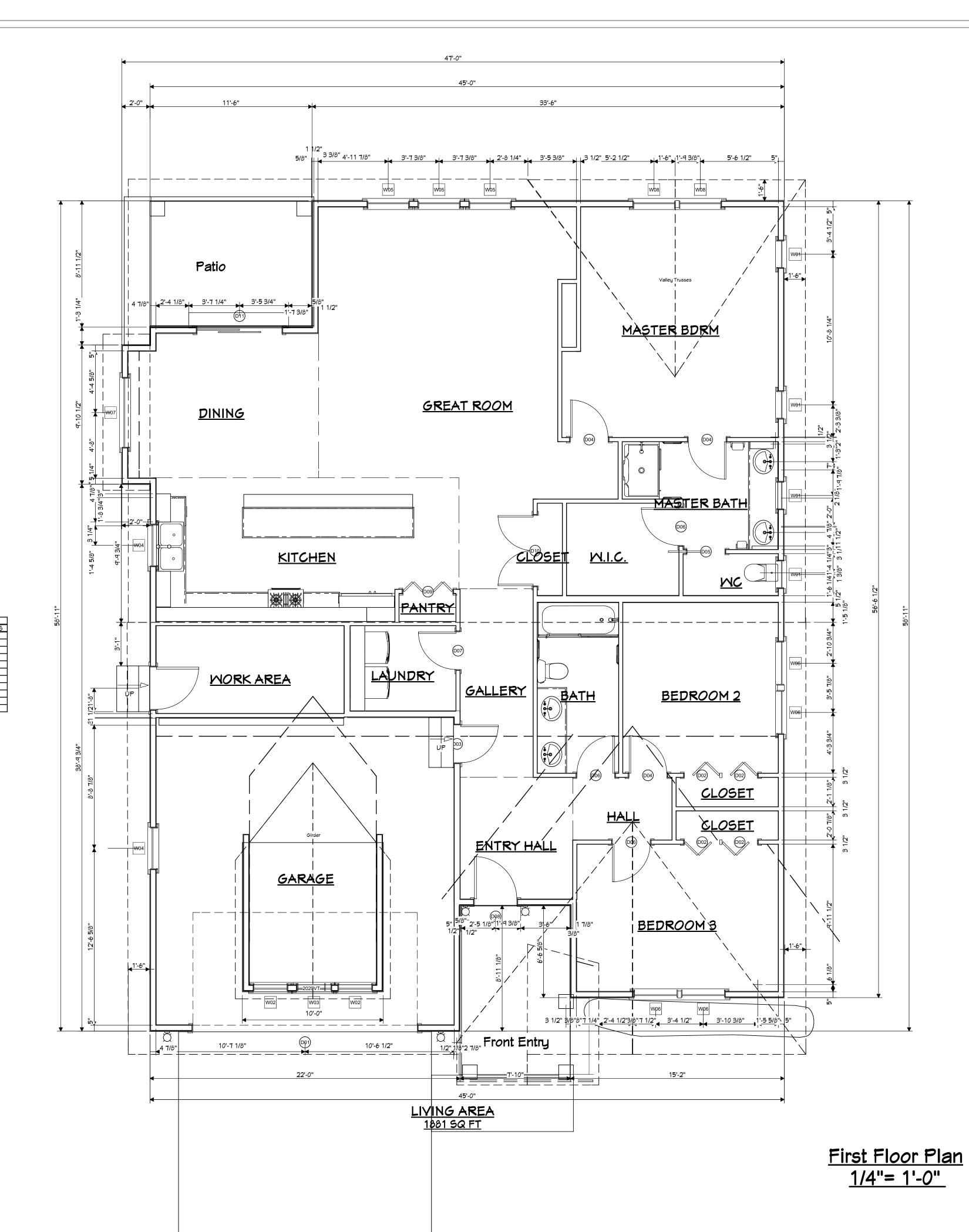
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A-2





PRELIMINARY PLANS NOT FOR CONSTRUCTION

LIVING AREA 1972 SQ FT

FOUNDATION PLAN <u>1/4" = 1'-0"</u>

<u>GARAGE</u>

A-3

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DATE:

Foundation Pl Floor Truss F

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SCALE:

1/4"=1'-0"

SHEET:

MASTER BORM

Patio

Roof Truss Plan & Ro Framing Plan

sbuilts & Roof Tr

Accurate Asbuilts & Designs

DATE:

11/4/2016

SCALE:

1/4"=1'-0"

SHEET:

S-1

PRELIMINARY PLANS
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GREAT ROOM

GALLERY

ENTRY HALL

LIVING AREA 1881 SQ FT

PANTRY

LAUNDRY

<u>DINING</u>

<u>KITCHEN</u>

MORK AREA

< 8:12

MASTER BORM

MASTER BATH

BEDROOM 2

BEDROOM 3

3 1/2" 3/8"8"7 1/4" 2'-3 7/8" 1"7 1/2" 3'-4 1/2" 3'-10 3/8" 1'-5 5/8" 5

Roof Plane Plan

<u>1/4" = 1'-0"</u>

8:12

<u>CLOSET</u>

<u>CLOSET</u>

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SCALE:

SHEET:

1/4"=1'-0"

A-4

11/4/2016

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1/4"=1'-0"

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A-5

PREIMINARY PLANS NOT FOR CONSTRUCTION





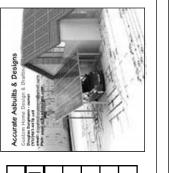


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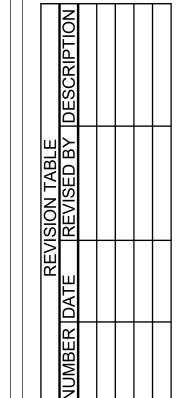
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A-6



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DATE:

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1/4"=1'-0"

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GENERAL NOTES FOR STAIR DETAIL: 1. STAIRS SHALL COMPLY W/ REQUIREMENTS 203IRC SECTION R311.

- 2. GUARDRAILS SHALL COMPLY W/ 2003IRC SECTION R312.
- 3. PROVIDE LIGHTING AT ALL INERIOR AND EXTERIOR STAIRS IN ACCORDANCE W/ 2003IRC SECTION R303.6.

TYPICAL STAIR DETAIL

EQUAL TREAD

WIDTH SEE

FLOOR PLAN

FOR WIDTH &

NUMBER

HEIGHT OF PARTIAL WALL ABOVE NOSING

TYPICAL EXTERIOR GARAGE WALL: 2X6 WOOD STUDS @ 16" O.C. W/ R-19 FIBERGLASS BATT INSULATION. 5/8" TYPE X GYPSUM BOARD ON INTERIOR FACE AND 7/16" OSB SHEATHING ON EXTERIOR FACE W/ TYVEK HOUSE WRAP (OR EQUAL) UNDER SIDING. 4" CONC SLAB - SEE T.O. STEM
SEE FDN PLAN STRUCTURAL DRAWINGS — 1/2" EXPANSION JOINT

1 1/4" DIAMETER WOOD HANDRAIL W/ METAL HANDRAIL BRACKETS @ 32" O.C. PROVIDE SOLID BACKING @ EA BRACKET. RETURN HANDRAIL

TO WALL @ TOP AND BOTTOM OF

HANDRAIL TO BE CONTINUOUS

ABOVE THE LOWEST RISER TO

A POINT DIRECTLY ABOVE THE

FROM A POINT DIRECTLY

2X14 WOOD STRINGER @

EACH WALL & @ CENTER

1X WOOD WALL CAP

WHERE SHOWN ON PLAN

@ PARTIAL WALL

2X4 STUD WALL W/

HIGHEST RISER

1X WOOD TREAD W/

3.4" DIA. NOSING

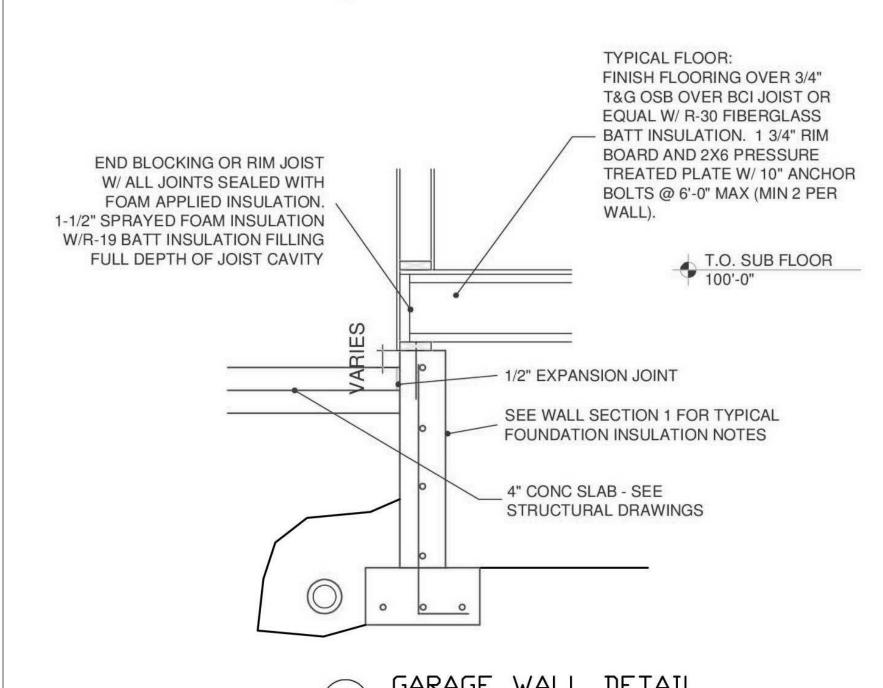
OF STAIR WIDTH

1X WOOD RISER

GYP BOARD EA SIDE

NOT USED 3/4" = 1'-0"

GARAGE/HOUSE WALL DETAIL



TYPICAL ROOF SYSTEM: ASPHALT SHINGLES (MIN CLASS C ROOF COVERING) OR WEATHERED CORRUGATED METAL ROOFING (SEE EXTERIOR ELEVATIONS FOR LOCATION) OVER 30# ASPHALT IMPREGNATED FELT (PROVIDE ICE & WATER SHIELD FROM ROOF EDGE TO MIN 24" INSIDE EXTERIOR WALL LINE) ON OSB DECKING (SEE STRUCTURAL) ON PRE-ENGINEERED TRUSSES @ 24" O.C. WITH R-38 LOOSE FILL INSULATION ABOVE CONDITIONED SPACE (R-30 AT GARAGE). ROOF COVERING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND COMPLY W/ THE REQUIREMENTS OF 2003IRC SECTION R905 INTERIOR SURFACE: 4 MIL VAPOR BARRIER UNDER 1/2"GYPSUM BOARD @ CONDITIONED SPACE EXTEND 2X6 WOOD STUDS @ 24" (5/8" TYPE X GYPSUM BOARD AT GARAGE). O.C. TO UNDERSIDE OF ROOF DECKING. EXTEND 1/2" GYPSUM BOARD TO UNDERSIDE OF OF ROOF DECKING AND SEAL ALL JOINTS W/ SPRAY FOAM PROVIDE SIMPSON TBE6 INSULATION. TRUSS/WALL CONNECTOR @ EACH ROOF TRUSS (TYP) **6X12 ROUGH SAWN** 1X8 5/4 PROTRIM WOOD BEAM FACIA OR EQUAL CONDITIONED COVERED 9'-1 1/8" 1'-6" 2 1/4" CONTINUOUS SPACE PORCH TO FIN FLR SOFFIT VENT (GARAGE @ SIM CONDITION) (UNCONDITIONED) SECTION @ ENTRY DECK ROOF 1/2" HARDI-PLANK SOFFIT OR EQUAL

1X8 5/4 PROTRIM

FACIA OR EQUAL

SOFFIT VENT -

1/2" HARDI-PLANK

SOFFIT OR EQUAL -

2 1/4" CONTINUOUS

TYPICAL EXTERIOR WALL: 2X6 WOOD STUDS @ 24" O.C. W/ R-21 FIBERGLASS BATT INSULATION. INTERIOR FACE: 1/2" GYPSUM BOARD OVER 4 MIL VAPOR BARRIER. EXTERIOR FACE: 7/16" OSB SHEATHING W/ TYVEK HOUSE WRAP OR EQUAL UNDER SIDING. TYPICAL FIRST FLOOR SYSTEM: FINISH FLOORING OVER 3/4" T&G OSB OVER BCI JOIST OR EQUAL. 1 3/4" RIM **BOARD AND 2X6 PRESSURE** TREATED PLATE W/ 10" ANCHOR BOLTS @ 6'-0" MAX (MIN 2 PER WALL). END BLOCKING OR RIM JOIST W/ ALL JOINTS SEALED WITH FOAM APPLIED INSULATION. 1-1/2" SPRAYED FOAM INSULATION W/R-19 BATT INSULATION FILLING FULL DEPTH OF JOIST CAVITY 8" STEM WALL - SEE STRUCTURAL DRAWINGS. R-20 BATT INSULATION SECURED TO TOP OF STEM WALL EXTENDING FULL HEIGHT OF STEM WALL. 6 MIL VAPOR BARRIER COVERING STEM WALL INSULATION AND FLOOR OF ENTIRE CRAWL SPACE W/ALL SEAMS GLUED. PROVIDE SUPPLY AND RETURN REGISTERS INTO CRAWL SPACE FROM CONDITIONED FIRST FLOOR SPACE. **CONCRETE FOOTINGS -**SEE STRUCTURAL DRAWINGS UNDERDRAIN SYSTEM AS RECOMMENDED BY SOILS REPORT TYPICAL 1-STORY WALL SECTION

1. ALL INTERIOR WALL FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED

2. IN ALL LOCATIONS OF TILE WALLS THE GYOPSUM BOARD SHALL BE REPLACED WITH 1/2" DUROROCK BACKING BOARD. AT LOCATIONS OF SHOWER TILE FLOORS ADD A LAYER OF 1/2" DUROROCK OVER DECKING AND WATERPROOF PAN.

3. ROOFING MATERIALS INCLUDING BUT NOT LIMITED TO UNDERLAYMENT, EAVE PROTECTION , SHINGLES AND NAILS SHALL COMPLY WITH IRC SECTION R905 AND THE ASTM STANDARDS LISTED IN THE SECTION. PROVIDE LABEL DOCUMENTATION AT THE TIME OF INSTALLATION FOR THE

4. NON-LOADBEARING INTERIOR WALLS SHALL BE 2X4 STUDS AT 24" D.C. MAX WITH 1/2" GYPSUM BOARD EACH SIDE UNLESS NOTED OTHERWISE.

5. ALL ROOF FRAMING SHALL BE ROOF TRUSSES WITH DVERFRAMING AT SOME

AREAS. SEE TRUSS MANUFACTURER'S DRAWINGS.

INDEX OF NOT GREATER THAN 450 EXCEPT AS PERMITTED BY IRC SECTION R315.

TYPICAL ROOF SYSTEM:

EXTERIOR ELEVATIONS FOR

SHALL BE INSTALLED PER

2003IRC SECTION R905

INTERIOR SURFACE:

BOARD AT GARAGE).

LOCATION) OVER 30# ASPHALT

ASPHALT SHINGLES (MIN CLASS C ROOF COVERING) OR WEATHERED

CORRUGATED METAL ROOFING (SEE

IMPREGNATED FELT (PROVIDE ICE &

WATER SHIELD FROM ROOF EDGE TO

MIN 24" INSIDE EXTERIOR WALL LINE)

ON OSB DECKING (SEE STRUCTURAL) ON

PRE-ENGINEERED TRUSSES @ 24" O.C.

WITH R-38 LOOSE FILL INSULATION

4 MIL VAPOR BARRIER UNDER 1/2"

GYPSUM BOARD (5/8" TYPE X GYPSUM

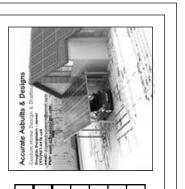
(R-30 AT GARAGE). ROOF COVERING

MANUFACTURER'S RECOMMENDATIONS AND COMPLY W/ THE REQUIREMENTS OF









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Bath ∞ర

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DATE:

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SCALE:

1/4"=1'-0"

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