

PROPOSED TWINHOME FOR:

# EDGEWOOD PUD - LOT 36



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The "Redwood" Lot 36  
@ Edgewood

Redwood Lot 36	
Unit A (left)	Unit B (right)
Lower Level	1438 Sq. Ft.
Upper Level	1082 Sq. Ft.
Sq. Ft. Total	2520 Sq. Ft.
Building Total Square Feet (including garage)	
5022 Sq. Ft.	

### Deferred Submittal Items

- Roof Truss Engineering
- Plumbing Layouts (As Required)
- Gas Piping Layouts, Sizing, Etc. (As Required)
- Mechanical Equipment Make, Model, Sizing Catalog & Documentation (As Required)
- Mechanical Equipment Working Layouts (As Required)
- Radiant Heat Equipment Information, Layouts & Documentation (As Required)
- Water Line Sizing & Documentation
- Fire Sprinkler System Plans (As Required)
- Factory-Built Fireplace Product Data (As Required)
- Structural / EFS ICC evaluation reports (As Required)
- Cultural Scene ICC evaluation reports (As Required)

All information pertaining to the above items will be submitted at a later date by others so required (CONTRACTOR TO VERIFY)

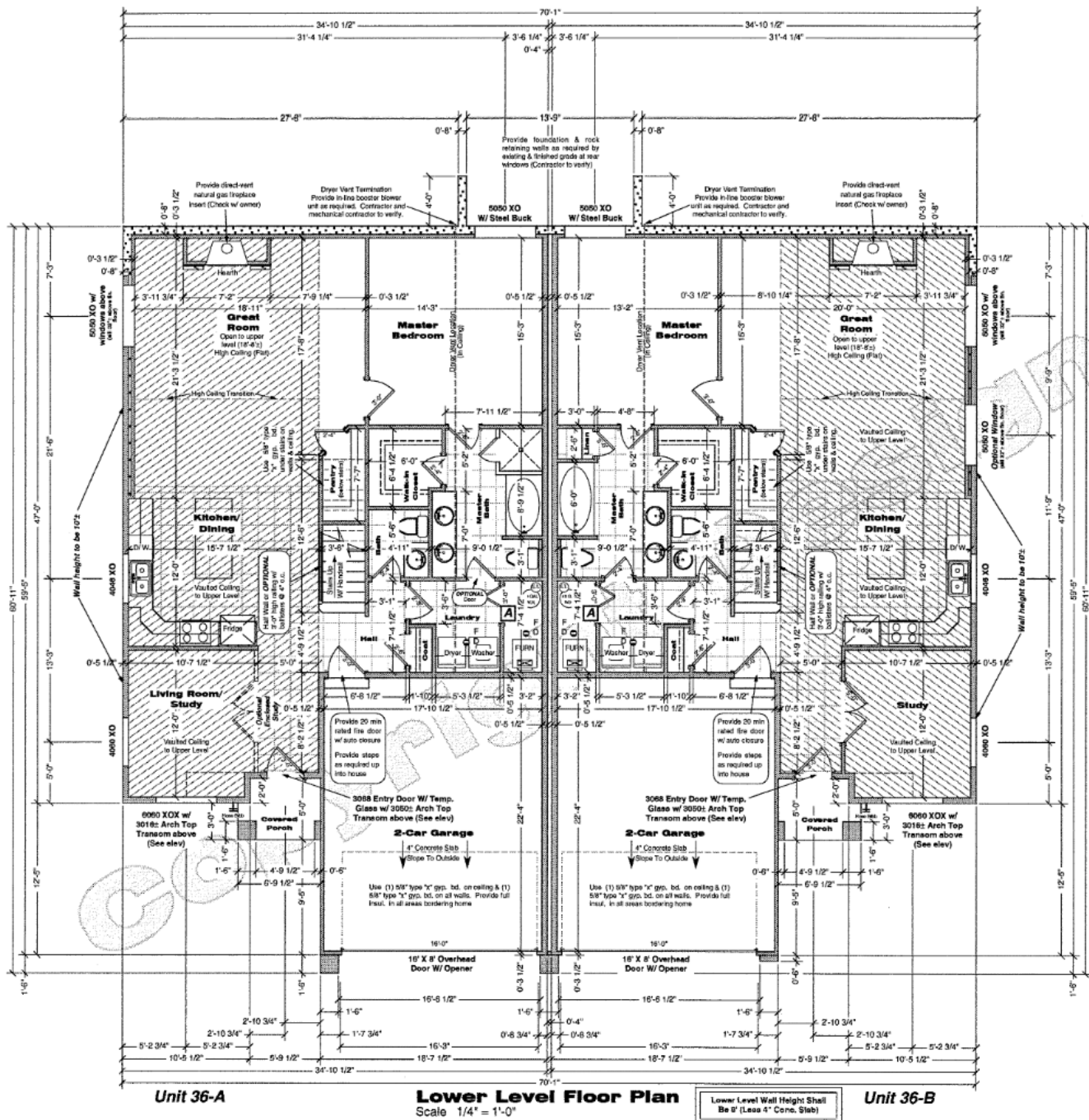
STRUCTURAL ENGINEER  
**MEC** Managum  
Engineering  
Consultants  
630 West 2050 South, Salt Lake City, Utah 84119  
(801)974-6101 FAX (801)974-6102

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Project: **M-5022**  
Drawing: **Cover Sheet**  
25 South Main Street  
Suite 101-F  
Centerville, Utah 84014  
801-292-9716  
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**Sky Properties**  
Edgewood Planned Unit Development Lot 36  
North Salt Lake, Utah  
This plan is intended to be used in conjunction with the approved subdivision map, plat and other documents. It is not to be used in isolation. All rights reserved. © 2010 Sky Properties, Inc.

Project: **15-030**  
Date: **Dec 1, 2018**  
Drawing: **M-5022**  
Drawing: **Cover Sheet**



All windows are to be "vinyl sliding windows", with thermal break or equal, except as noted. (check with owner)

All windows will be "white" frames and shall include screens on all operating units.

It is the responsibility of the contractor, and the window supplier and the door supplier to verify all window sizes, door sizes, egress openings, areas requiring tempered glass, and all rough openings before ordering, and to check with owner to verify frame color, glass, size, and options to be used.

Note: All safety glazing must be identified by a permanent label.

Window call outs conform to the following definitions.

- X vent, or casement window
- O fixed or stationary window
- PW picture window, or fixed window
- SH single-hung window
- DH double-hung window
- Temp. tempered glass

Verify all exterior walls with contractor prior to initiating construction for use of 2" x 4" or 2" x 8" construction. Verify with structural engineer.

Frame out all exterior concrete walls with 2" x 4" and insulate

Provide area walls as required by finish grade. (Contractor to verify)

Check with owner for any additional gas lines required for appliances etc.

Plumbing penetrations through garage firewall must be with metal piping, this includes waste lines, vacuum lines, etc., an approved fire stop must also be used.

Slip joint plumbing connections are not allowed in concealed construction areas.

Provide counterflashing and caulking at all exterior doors and windows.

All lines and vents through roof shall be directed to the rear of the roof whenever possible (Contractor to verify)

Provide insulation baffles in attic. (contractor to verify)

Provide ice & water shield consisting of two layers of type 15 felt applied shingle fashion and solid wrapped together with approved cementing material between the piles extending from the eave up to the roof to a point 24" inside the exterior wall line of the building, or use approved ice and water shield. (Contractor to verify)

All weather exposed surfaces shall have a weather-resistive barrier to protect the interior wall covering. Building paper shall be free from holes and breaks other than those created by fasteners and construction systems due to attaching of the building paper, and shall be applied over the studs or sheathing of all exterior walls. Such felt or paper shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where vertical joints occur, felt or paper shall be lapped not less than 2 inches. Barrier shall extend above soffit and fascia to top plate. (Provide 2 layers behind stucco surfaces). Also provide metal or equal flashing at foundations and brick veneer or stone half walls where water from weather barrier could enter dwelling.

Engineering provided by others. Contractor will verify any and all beams, headers, and all other structural items on plans as detailed by the engineer. Problems with any engineered item will need to be resolved with the engineer directly.

Contractor will verify all steps in footings & foundation and adjust as required by existing & finish grades

Contractor will verify all dimensions & conditions shown on these plans and with the building site prior to commencing any work on this project

**Gas Mechanical Notes**  
Provide 50% efficiency furnace w/ combustion air intake to furnace & water heater. (Combustion air to be sized & located by contractor)

40 gallon water heaters  
Plumber to provide (2) sediment traps per water heater  
Provide expansion tank (Contractor to verify)  
See General Notes & Specs for all other mechanical notes.

The "Redwood" Lot 36  
@ Edgewood

	Unit A (left)	Unit B (right)
Lower Level	1428 Sq. Ft.	1450 Sq. Ft.
Upper Level	1062 Sq. Ft.	1084 Sq. Ft.
Sq. Ft. Total	2520 Sq. Ft.	2522 Sq. Ft.
Building Total Square Foot (including garage)	5022 Sq. Ft.	

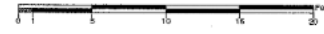
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M-5022  
A-1

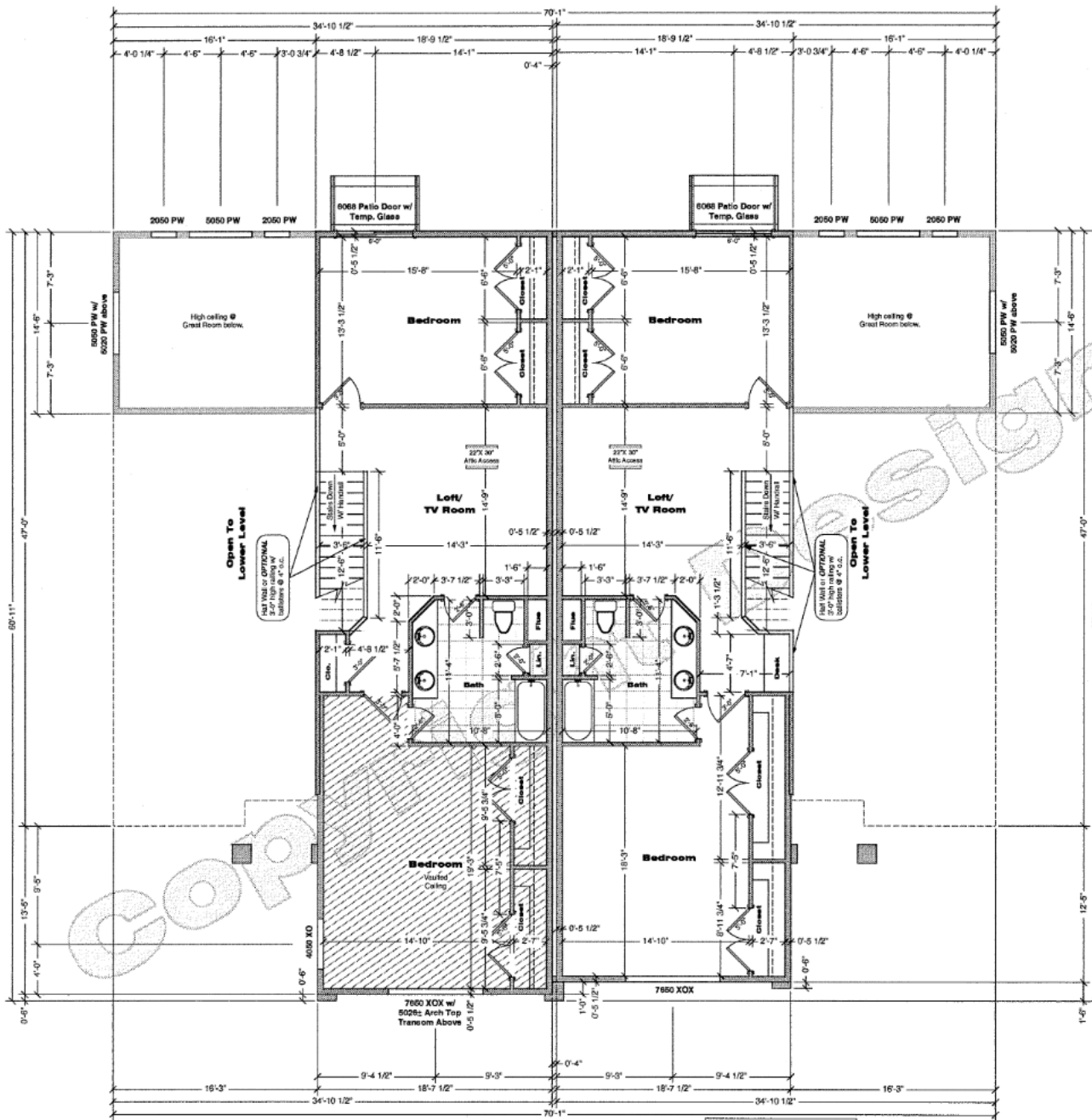
41. I have read, approved, arrangements, drawings and plans and on this date see the original work product of Design Loft Inc. and hereby certify that I am the owner of the project of the purchase and for the construction of one or more units of said units, remodeled, added, altered, or otherwise changed in any way, and I hereby release the entire responsibility of Design Loft Inc. for any errors or omissions in this drawing and conditions shown on these drawings.

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801-292-9716

Sky Properties  
Edgewood Planned Unit Developments, Lot 36  
North Salt Lake, Utah  
OWNER  
Lower Floor Plan

Design Loft Inc.  
25 South Main Street,  
Suite 100  
Cottonville, Utah 84014  
www.designloft.com  
Project No: M-5022  
Date: Dec 1, 2016  
A-1





Unit 36-A

Upper Level Floor Plan  
Scale 1/4" = 1'-0"

Upper Level Wall Height Shall Be 9' (Unless Otherwise Noted)

Unit 36-B

All windows are to be "vinyl sliding windows", with thermal break or equal, except as noted, (check with owner)

All windows will be "white" frames and shall include screens on all opening units.

It is the responsibility of the contractor and the window supplier and the door supplier to verify all window sizes, door sizes, egress openings, areas requiring tempered glass, and all rough openings before ordering, and to check with owner to verify frame color, glass, sizes, and options to be used.

Note: All safety glazing must be identified by a permanent label.

Window call outs conform to the following definitions.

X vent, or operable window  
O fixed or stationary window  
PW picture window, or fixed window  
SH single-hung window  
DH double-hung window  
Temp. tempered glass

Verify all exterior walls with contractor prior to initiating construction for use of 2" x 4" or 2" x 6" construction. Verify with structural engineer.

Provide area wells as required by finish grade (contractor to verify)

Check with owner for any additional gas line required for appliances etc.

Plumbing penetrations through garage firewall must be with metal piping. This includes waste lines, vacuum lines, etc. an approved fire stop must also be used.

Slip joint plumbing connections are not allowed in concealed construction areas.

Provide counterflashing and caulking at all exterior doors and windows.

All flues and vents through roof shall be directed to the rear of the roof where possible (contractor to verify)

Provide insulation baffles in attic (contractor to verify)

Provide ice & water shield consisting of two layers of type 15 felt applied shingle fashion and solid mopped together with approved cementing material between the pieces extending from the eave up to the roof to a point 24" inside the exterior wall line of the building, or use approved ice and water shield. (Contractor to verify)

All weather exposed surfaces shall have a weather-resistant barrier to protect the interior wall covering. Building paper shall be free from holes and breaks other than those created by fasteners and construction system due to attaching of the building paper, and shall be applied over the studs or sheathing of all exterior walls. Each felt or paper shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where vertical joints occur, felt or paper shall be lapped not less than 6 inches. Barrier shall extend above eave and fascia to top plate. Provide 2 layers behind stucco surfaces. Also provide metal or equal flashing at foundations and brick veneer or stone half walls where water from weather barrier could enter dwelling.

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Contractor will verify all dimensions & conditions shown on these plans and with the building site prior to commencing any work on this project

The "Redwood" Lot 36  
@ Edgewood

	Unit A (left)	Unit B (right)
Lower Level	1438 Sq. Ft.	1438 Sq. Ft.
Upper Level	1082 Sq. Ft.	1064 Sq. Ft.
Sq. Ft. Total	2520 Sq. Ft.	2502 Sq. Ft.
Building Total Square Foot (including garage)	5022 Sq. Ft.	

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Project: M-5022

Permit: A-2

Revised:

15-030

Permit: M-5022

Date: Dec 1, 2015

Permit: A-2

50 Years

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801-292-9716

Sky Properties

Edgewood Planned Unit Development, Lot 36

North Salt Lake, Utah

Project: Upper Floor Plan

Drawn By: [Name]

Checked By: [Name]

Design Loft Inc.

25 South Main Street,

Suite 100-F

Centerville, Utah 84014

www.designloft.net

