PROJECT DESIGN GUIDELINES:

CLIMATE ZONE 5B
SEISMIC ZONES D 1
WIND 90 MPH (3 SECOND GUSTS)
EXPOSURE B
FROST DEPTH 30"
FLOOR LOAD 50 PSF (40 LIVE + 10 DEAD)
ROOF LOAD 55 PSF (40 LIVE + 15 DEAD)
ROOF SNOW LOAD (30 PSF LIVE)
GROUND SNOW LOAD (50 PSF LIVE)
ASSUMED SOIL BEARING CAPACITY 1,500 PSF

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PROJECT ADDRESS: 2807 Quincy Avenue, Ogden, Utah 84403
THE FOLLOWING ARE TYPICAL MINIMUM RECOMMENDED ROOM DIMENSIONS:

- MAXIMUM INTERIOR STAIR RISE 8”, MAXIMUM EXTERIOR STAIR RISE 7 3/4”
- CEILING HEIGHT MINIMUM IS TO BE 7’ 6” IN 50% OF AREA EXCEPT 7’ 6” TO 8’ MINIMUM CEILING HEIGHT IN ANY OCCUPANCY, PLUS 8’ CEILING HEIGHT IN ALL ATTICS TO VENTILATE ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2006 IRC. SEE ELEVATION DRAWINGS FOR LOCATIONS OF GUARDRAILS, HANDRAILS, ETC.
- MINIMUM TREAD 9”
- PROVIDE 1 1/4” - 5/8” HANDRAILS 34” - 36” HIGH.
- MINIMUM 36” HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS OR DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30” APART IN DIMENSIONS.
- BALUSTERS FOR GUARDRAILS AND HANDRAILS SHALL BE SPACED SUCH THAT A 4 INCH ROUND SPHERE CANNOT PASS THROUGH.
- ANY INCORPORATION OF BRICK VENEER OR synthetic stucco shall be provided with a minimum of 2 layers of grade ‘D’ (15 lb.) felt, with a minimum of 1 layer of No. 40 coated roofing or coated glass base (ice & water shield) at all valleys, with metal flashing, and approved caulk ing at all exterior windows. Windows must be installed per manufacturer’s specifications.
- Building framing in ceilings, walls, and roofs shall be grade ‘L’ larch or better. All posts and beams 5” and thicker shall be grade ‘L’ larch or better. All posts and beams less than 5” shall be grade ‘C’ fir or better. All lateral load bearing framing shall be grade ‘L’ larch or better.
- FIRE & CARBON MONOXIDE WARNING SYSTEM. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OF EACH STORY. DETECTORS MUST HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE. INCANDESCENT CLOSET LIGHTING SHALL BE 18” MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. 6” HORIZONTAL IS PERMITTED FOR FLUORESCENT LIGHTING."
General notes:
1. Overhead power to be determined by Rocky Mountain Power.
2. 7% grade away from home for at least 10'.
3. Trees will be pruned as necessary.
4. The south driveway is to be extended, relocated, and updated to current standards.
5. All sidewalks will be replaced to current standards.
6. Drainage protection will be placed around the driveway access on both Quincy and 28th to prevent storm water from entering the storm water system.
7. Trees will be planted in the park strip according to city planning recommendations at time of landscaping.
8. All sidewalks will be replaced to current standards.
9. Curb inlet protection will be placed around the nearest storm drains on 28th and Quincy to prevent storm water from entering the storm water system.
10. Temporary fencing will be provided on Quincy and 28th to prevent storm water from entering the storm water system.
11. Sidewalks will be replaced to current standards.
12. Trees will be planted in the park strip according to city planning recommendations at time of landscaping.
13. Undercutting. All sidewalks will be replaced to current standards.
14. Curb inlet protection will be placed around the nearest storm drains on 28th and Quincy to prevent storm water from entering the storm water system.
15. 8x8 concrete wash pan. A large sign will designate it as such for all mixer and pump truck drivers to see.
16. Temporary fencing will be provided on Quincy and 28th to prevent storm water from entering the storm water system.
17. Drainage protection will be placed around the driveway access on both Quincy and 28th to prevent storm water from entering the storm water system.
18. No vehicles will be allowed to enter the site except for on the existing driveway for deliveries.
19. Basement spoil stock piles will be protected to prevent erosion into the storm water system.
20. On site porta pottie is to be staked down.
21. Trash will be regularly removed from around the site.
22. On site porta pottie is to be staked down.
23. Trash will be regularly removed from around the site.
24. 10x20 connex trailer to store building materials and tools.
25. Trees will be planted in the park strip according to city planning recommendations at time of landscaping.
26. Trees will be pruned as necessary.
27. Curb inlet protection will be placed around the nearest storm drains on 28th and Quincy to prevent storm water from entering the storm water system.
LANDSCAPING PLAN

**LANDSCAPE PLAN KEY NOTES**

01 - Decomposed Granite.
02 - Gravel.
03 - Gramagrass/Buffalograss Seed Blend.
04 - River Rock.
05 - Royaltpoint or Ramble or Fugher Oakleaf Hydrangea.
06 - Shrub Oakleaf Japanese Maple.
07 - Virginia Creeper.
08 - Gold Medal Daphne Hydrangeas.
09 - Azara or Gatsby Oakleaf Hydrangeas.
10 - Pee Wee Dwarf Oakleaf Hydrangea.
11 - Captain Hakoake Japanese Forest Grass.
12 - Miscanthus Virging Light Grass.
13 - Karl Forster Reed Grass.
14 - J White Lilacs.
15 - 6' White Vinyl Fence.
GENERAL NOTES

LOCATION OF ALL ELECTRICAL & HVAC COMPONENTS ARE NOT EXACT UNLESS OTHERWISE NOTED.

LOCATION OF ALL ELECTRICAL & HVAC COMPONENTS TO BE INSTALLED PER CODE.

OUTLETS TO BE PLACED PER CODE.

OUTLETS TO BE PLACED WITH ELECTRICIAN AT ROUGH ELECTRICAL WALK-THROUGH STAGE.

ALL OUTLETS IN WET LOCATIONS TO BE PROTECTED BY GFCI.

SEE GENERAL NOTES PAGE FOR ELECTRICAL AND HVAC CODE REQUIREMENTS.

ALL EXITS TO HAVE GFCI OUTLET WITHIN 36" OF DOOR.

ALL MECHANICAL EQUIPMENT TO BE SIZED BY AN ENGINEERING USING A MANUAL J CALCULATION.

ALL DUCT WORK TO BE SIZED BY AN ENGINEER USING A MANUAL D CALCULATION.

COLD AIR RETURN & SUPPLY LOCATIONS TO BE DETERMINED BY HVAC CONTRACTOR.