Rockhill LLC
PLAN • SURVEY • ENGINEER

September 8, 2023

RE: Sugarplum Phase 1 Condominiums Amended Survey Plat

Project Description:

The owner of Unit 6, Patrick K Hogle, wants to construct a small addition onto the rear of his condominium to enclose more interior space and protect Unit No. 6 from excessive and dangerous amounts of snow accumulation. Mr. Hogle contacted the Town of Alta and was told that an amended condominium plat was required.

Sugarplum Phase 1 Condominiums were constructed during 1983-1984. Unit 1 was divided into Units 1A and 1B during the initial construction phase. Since 1984 there have been some small additions to condominium units that were not documented over the years. Undocumented small additions to other units include enclosing interior space in the back and enclosing the original decks in the front of the units. Consequently, this amended plat includes the results of area calculations for all 7 HOA units to provide a comprehensive amended survey.

The purpose of this survey is to document the square footage of the interior and exterior spaces for all 7 units and the site in terms of common, limited common, and private property and to meet the Town of Alta's requirement to complete an amended condominium plat as a requirement prior to approving an addition onto Unit 6.

"Jack"

Sincerely,

Rockhill LLC

John R. Berry, PE, PLS
jack@rockhillengineering.com

898 East Riparian Drive, Draper Utah, 84020

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M
9699 East Bypass Road, Alta, UT, 84092

NORTH

SHEET INDEX:

1 - COVER SHEET
2 - BUILDING CROSS SECTION
3 - UNIT 1A
4 - UNIT 1B
5 - UNIT 2
6 - UNIT 3
7 - UNIT 4
8 - UNIT 5
9 - UNIT 6
10 - UNIT 6 - PROPOSED RENOVATIONS

AREA SUMMARY

TOTAL AREA - 42,054 SQ./FT.

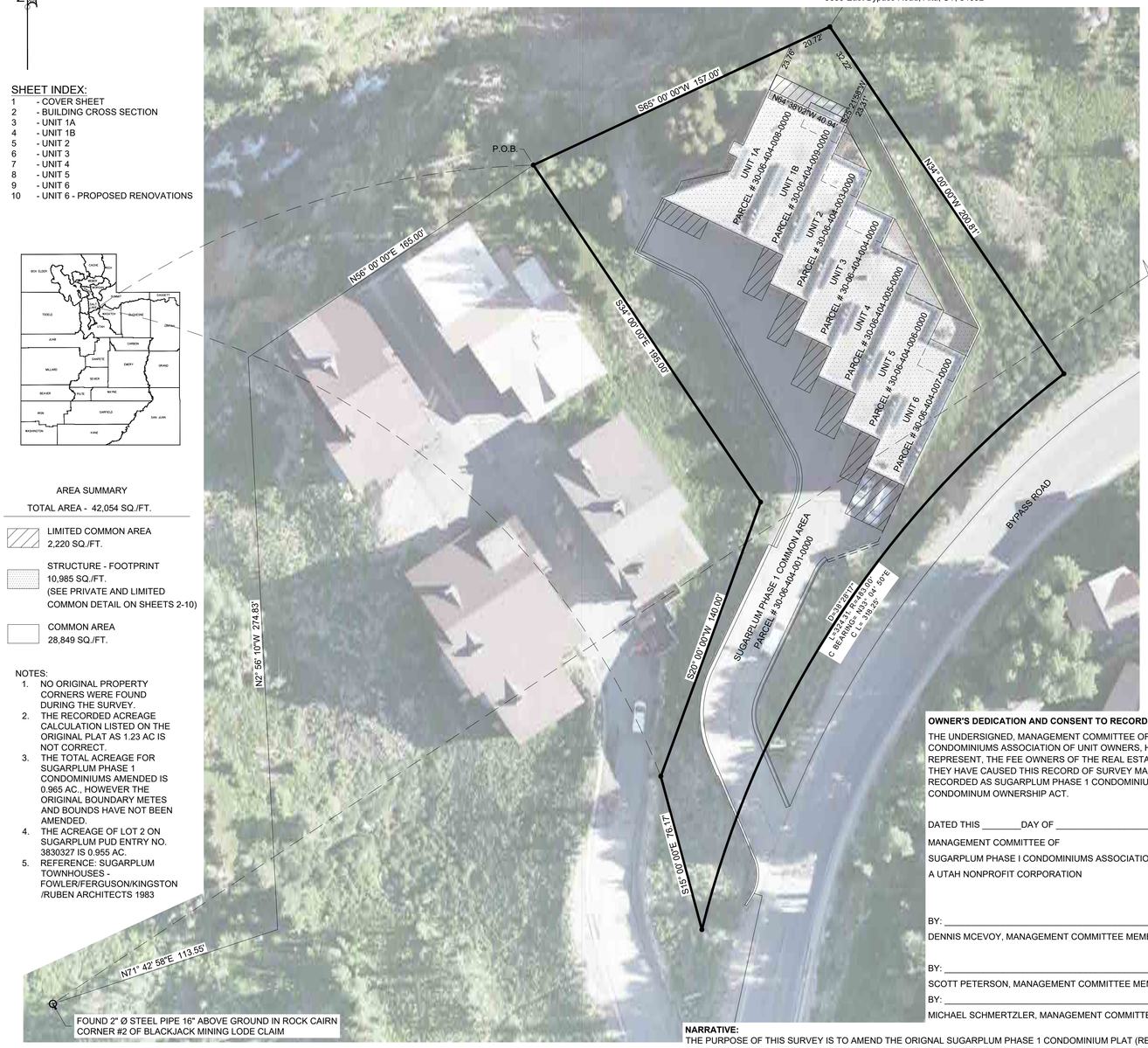
LIMITED COMMON AREA
2,220 SQ./FT.

STRUCTURE - FOOTPRINT
10,985 SQ./FT.
(SEE PRIVATE AND LIMITED COMMON DETAIL ON SHEETS 2-10)

COMMON AREA
28,849 SQ./FT.

NOTES:

1. NO ORIGINAL PROPERTY CORNERS WERE FOUND DURING THE SURVEY.
2. THE RECORDED ACREAGE CALCULATION LISTED ON THE ORIGINAL PLAT AS 1.23 AC IS NOT CORRECT.
3. THE TOTAL ACREAGE FOR SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED IS 0.965 AC., HOWEVER THE ORIGINAL BOUNDARY METES AND BOUNDS HAVE NOT BEEN AMENDED.
4. THE ACREAGE OF LOT 2 ON SUGARPLUM PUD ENTRY NO. 3830327 IS 0.955 AC.
5. REFERENCE: SUGARPLUM TOWNHOUSES - FOWLER/FERGUSON/KINGSTON /RUBEN ARCHITECTS 1983



BASIS OF BEARING
N66° 22' 52"E 5118.31'

0' 30' 60' 90'
GRAPHIC SCALE

LEGEND:

PROPERTY LINE
SECTION TIE LINE
BASIS OF BEARING LINE
MINING SURVEY CORNER
PROP COR. TO BE SET R&C ROCKHILL

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R. BERRY
STATE OF UTAH

SURVEYOR'S CERTIFICATE:
I, JOHN R. BERRY, CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WAS DIRECTED BY ME. THE SURVEY AND FIELDWORK WERE COMPLETED AUGUST 30, 2023

JOHN R. BERRY, PE, PLS _____ DATE

BASIS OF BEARING:
THE BASIS OF BEARING IS N 56°22'52" E 5,118.31 FEET FROM CORNER NO. 2 BLACKJACK LODE CLAIM M.S. #5288, A FOUND MONUMENT, AND THE SOUTH QUARTER CORNER OF SECTION 32, T.2 S., R.3E., SLB&M. A FOUND MONUMENT.

FOUND S¼ CC, S32, T2S, R3E, SLB
2.50" BRASS CAP
IN ROCK MOUND

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

Sugarplum Phase 1 Condominiums, Lot 2 Sugarplum Planned Unit Development, situate in the SE1/4 of S6, T3S, R3E, SLB&M. The boundaries of said Sugarplum Condominiums Phase 1 Amended are described as follows:

Beginning at the northwesternmost corner of said Sugarplum Phase 1 Condominiums which is N71°42'58"E 113.55 feet and N2°56'10"W 274.83 feet and N56°00'00"E 165.00 feet from Corner No. 2 Blackjack Mining Lode Claim, Mineral Survey #5288, a found monument that bears S56°22'52"W 5,118.31 feet from the S1/4 CC of S32, T2S, R3E, SLB&M a found monument; and running thence S34°00'00"E 195.00 feet; thence S20°00'00"W 140.00 feet; thence S15°00'00"E 76.17 feet to the Alta Bypass Road Right of Way line and beginning of a non-tangent curve concave to the southeast with a radius of 483.00 feet; thence along said curve and Right of Way line 324.31 feet through a central angle of 38°28'17" with chord bearing N33°04'50 E 318.25 feet; thence N34°00'00"W 200.81 feet; thence S65°00'00"W 157.00 feet to the point of beginning. The above-described Sugarplum Condominiums Phase 1 Amended parcel contains 42,054 square feet or 0.965 acres more or less.

ACKNOWLEDGMENT:

COUNTY OF _____ , STATE OF UTAH.
THE WITHIN OWNER(S) DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____
DAY OF _____ 2023, BY THE MANAGING COMMITTEE OF SUGARPLUM PHASE 1 CONDOMINIUMS ASSOCIATION OF UNIT OWNERS WHO DID AFFIRM PERSONALLY BEFORE ME THAT THEY ARE:

_____
DENNIS MCEVOY, MANAGEMENT COMMITTEE MEMBER

_____
SCOTT PETERSON, MANAGEMENT COMMITTEE MEMBER

_____
MICHAEL SCHMERTZLER, MANAGEMENT COMMITTEE MEMBER

WITNESS, THE HAND ON THIS _____ DAY OF _____ A.D. 20___.

SIGNED IN THE PRESENCE OF:

_____ _____
_____ _____

STATE OF)
) SS.
COUNTY OF) _____

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, _____ WHO, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE WITHIN AND FOREGOING INSTRUMENT IN ACCORDANCE WITH THE AUTHORITY AS TRUSTEE GIVEN UNDER THE INSTRUMENT CREATING SAID TRUST, AND THAT AS TRUSTEE HE EXECUTED THE SAME.

_____
NOTARY PUBLIC

IN WITNESS WHEREOF, _____ HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THIS _____ DAY OF _____, A.D. 20___.

STATE OF)
) SS.
COUNTY OF) BY _____
LIMITED LIABILITY COMPANY
MANAGER

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, _____, WHO, BEING BY ME DULY SWORN, SAYS THAT HE IS THE MANAGER OF _____, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN:

_____ _____
NOTARY PUBLIC (NOTARIZED SEAL)

OWNER'S DEDICATION AND CONSENT TO RECORD:
THE UNDERSIGNED, MANAGEMENT COMMITTEE OF SUGARPLUM PHASE 1 CONDOMINIUMS ASSOCIATION OF UNIT OWNERS, HERE BY CERTIFY THAT THEY ARE, AND REPRESENT, THE FEE OWNERS OF THE REAL ESTATE DESCRIBED HEREON AND THAT THEY HAVE CAUSED THIS RECORD OF SURVEY MAP TO BE PREPARED AND DULY RECORDED AS SUGARPLUM PHASE 1 CONDOMINIUMS UNITS AMENDED PER THE UTAH CONDOMINUM OWNERSHIP ACT.

DATED THIS _____DAY OF _____,2023.

MANAGEMENT COMMITTEE OF
SUGARPLUM PHASE I CONDOMINIUMS ASSOCIATION OF UNIT OWNERS,
A UTAH NONPROFIT CORPORATION

BY: _____
DENNIS MCEVOY, MANAGEMENT COMMITTEE MEMBER

BY: _____
SCOTT PETERSON, MANAGEMENT COMMITTEE MEMBER

BY: _____
MICHAEL SCHMERTZLER, MANAGEMENT COMMITTEE MEMBER

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO AMEND THE ORIGNAL SUGARPLUM PHASE 1 CONDOMINIUM PLAT (RECORDED AS ENTRY #3862378) TO SHOW THE CURRENT PRIVATE, LIMITED COMMON, AND COMMON AREAS FOR THE EXISTING 7 UNIT CONDOMINIUM DEVELOPMENT. UNIT 6 IS HAS PREPARED CONSTRUCTION PLANS FOR A SMALL ENCLOSED ADDITION TO PROTECT THE PATIO AREA FROM DEEP SNOW ACCUMULATION AND SOME UNITS HAVE MADE SMALL IMPROVEMENTS TO LIMITED COMMON AND PRIVATE SPACES SINCE THE ORIGINAL CONSTRUCTION IN 1983.

PLANNING AND ZONING COMMISSION	ALTA TOWN ENGINEER	ALTA TOWN APPROVAL	RECORDED # _____
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20_____	APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20_____	PRESENTED TO THE ALTA TOWN COUNCIL THIS _____ DAY OF _____, A.D., 20_____ AT WHICH TIME THIS AMENDMENT WAS APPROVED AND ACCEPTED	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME:_____ BOOK: _____ PAGE:_____
_____ CHAIRMAN, ALTA TOWN ZONING COMMISSION	_____ ALTA TOWN ENGINEER	_____ ATTEST: _____ MAYOR	_____ FEE $ _____ SALT LAKE COUNTY RECORDER

NO.	DATE	ISSUE OF RECORD
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

DRAWN BY SJ
CHECKED JRB

Rockhill LLC
898 E. RIPARIAN DRIVE, DRAPER, UT, 84020
801-706-5658

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

PROJECT
PROJECT NUMBER R230621
SUGARPLUM TOWNHOUSES
COND TITLE SHEET
APPROVED JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR DATE: 9/12/23

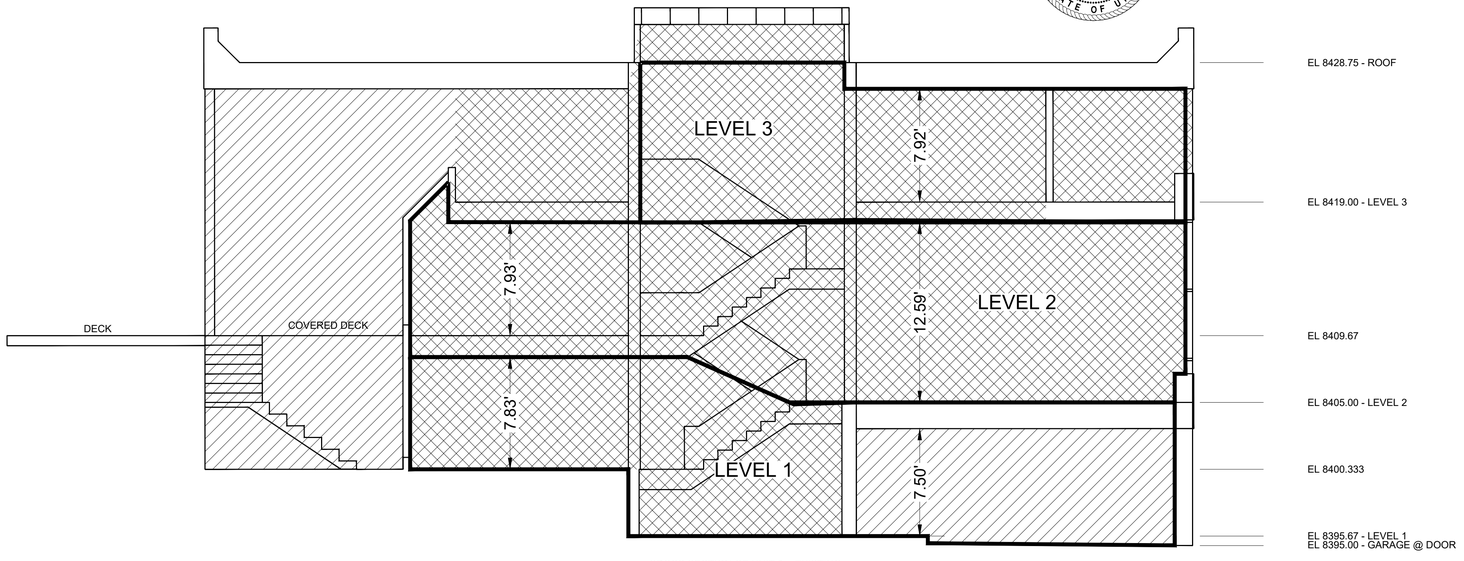
HZ SCALE = 1" = 30' ON 24"X36" SHEET (1" = 60' 11"X17")

SHEET NO. 1

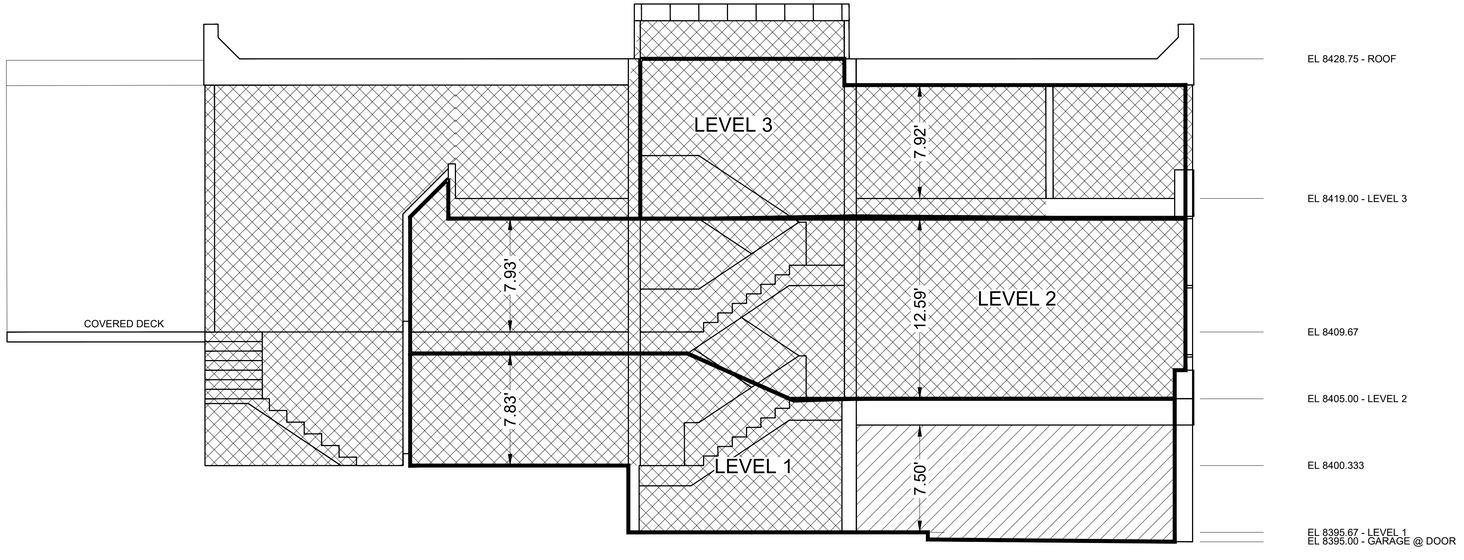
SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R. BERRY
STATE OF UTAH



CROSS SECTION OF UNIT 6 - EXISTING



CROSS SECTION OF UNIT 6 - PROPOSED

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 5' 10' 20'

GRAPHIC SCALE

NOTE:
SEE UNIT SHEET FOR SPECIFIC LIMITED COMMON AND PRIVATE OWNERSHIP

NO.	DATE	ISSUE OF RECORD
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

Reckhill PLLC
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-5658

DRAWN BY SJ
CHECKED JRB

PROJECT
SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

PROJECT NUMBER R230621

SUGARPLUM TOWNHOUSES
CROSS SECTION

APPROVED JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR

DATE: 9/12/23

HZ SCALE = 1" = 5' ON 24"X36" SHEET (1" = 10' 11"X17")

SHEET NO. 2

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

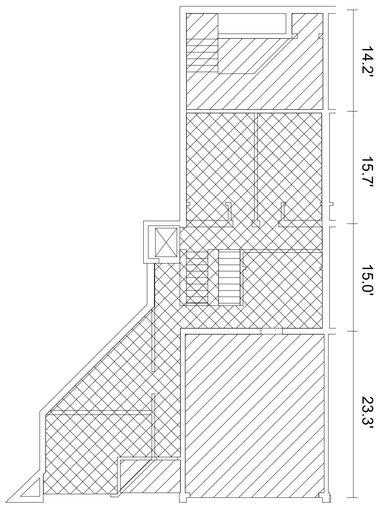
NORTH

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R. BERRY
STATE OF UTAH

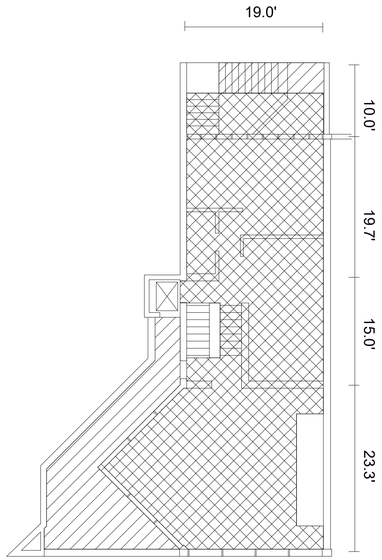
AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 1A

Unit 1, Lot 2 Sugarplum Planned Unit Development, Sugarplum Condominiums Phase 1 Amended recorded as Entry _____ in Salt Lake County Recorder's Office, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

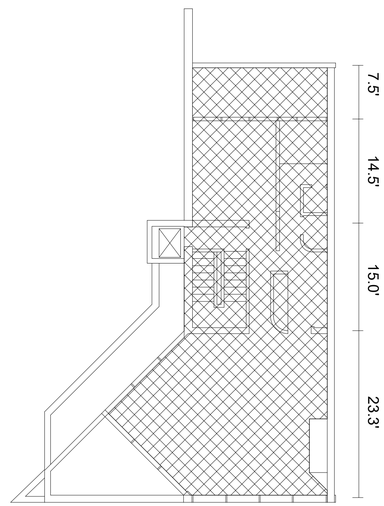


UNIT 1A - LEVEL ONE
PRIVATE OWNERSHIP - 914.61 SQ./FT.
LIMITED COMMON - 700.72 SQ./FT.



UNIT 1A - LEVEL TWO
PRIVATE OWNERSHIP - 1,265.92 SQ./FT.
LIMITED COMMON - 328.87 SQ./FT.

UNIT 1A - OVERALL
PRIVATE OWNERSHIP - 3,439.36 SQ./FT.
LIMITED COMMON - 1,029.59 SQ./FT.



UNIT 1A - LEVEL THREE
PRIVATE OWNERSHIP - 1,258.83 SQ./FT.
LIMITED COMMON - 0.00

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'

GRAPHIC SCALE

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 1A

Unit 1A of Sugarplum Phase 1 Condominiums Amended as recorded in the Office of the Salt Lake County Recorder, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

NO.	DATE	ISSUE OF RECORD
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1		
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DRAWN BY: SJ
CHECKED: JRB

Rockhill PLANNING & DESIGN
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-8688

APPROVED: JOHN R. BERRY, PE, PLS

PROFESSIONAL ENGINEER & LAND SURVEYOR DATE: 9/12/23

PROJECT: SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

PROJECT NUMBER: R230621

SUGARPLUM TOWNHOUSES COND. UNIT 1A

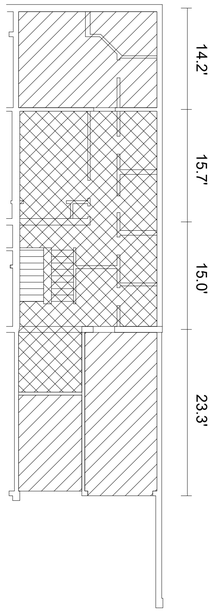
HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

SHEET NO. 3

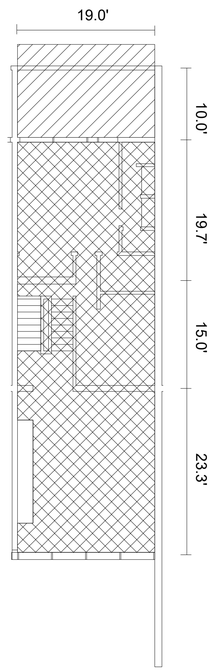
SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

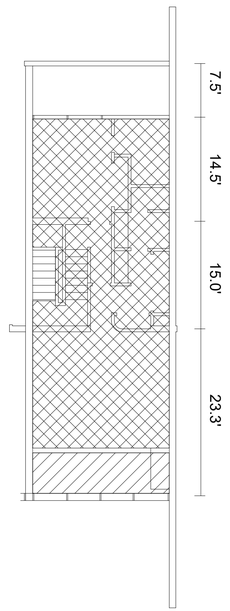
PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R. BERRY
STATE OF UTAH



UNIT 1B - LEVEL ONE
PRIVATE OWNERSHIP - 632.65 SQ./FT.
LIMITED COMMON - 607.47 SQ./FT.



UNIT 1B - LEVEL TWO
PRIVATE OWNERSHIP - 1,042.74 SQ./FT.
LIMITED COMMON - 249.17 SQ./FT.



UNIT 1B - LEVEL THREE
PRIVATE OWNERSHIP - 854.08 SQ./FT.
LIMITED COMMON - 108.14 SQ./FT.

UNIT 1B - OVERALL
PRIVATE OWNERSHIP - 2,529.47 SQ./FT.

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 1B

Unit 1B of Sugarplum Phase 1 Condominiums Amended as recorded in the Office of the Salt Lake County Recorder, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'
GRAPHIC SCALE

NO.	DATE	ISSUE OF RECORD
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

Rockhill LLC
898 E. RIPARIAN DRIVE, DRAPER, UT, 84020
801-706-5658

DRAWN BY SJ
CHECKED JRB

APPROVED JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR DATE: 9/12/23

PROJECT: SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

PROJECT NUMBER: R230621
SUGARPLUM TOWNHOUSES COND: UNIT 1B

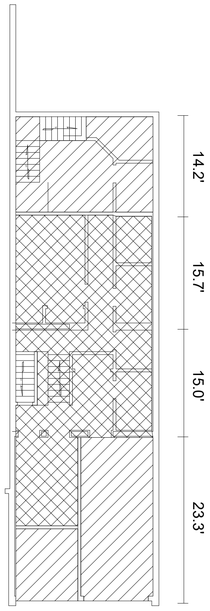
HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

SHEET NO. 4

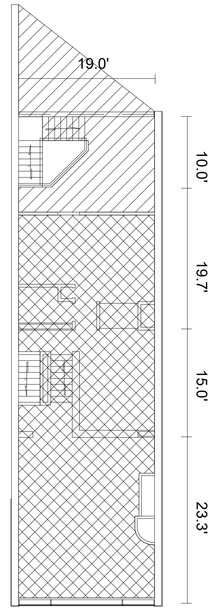
SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

NORTH

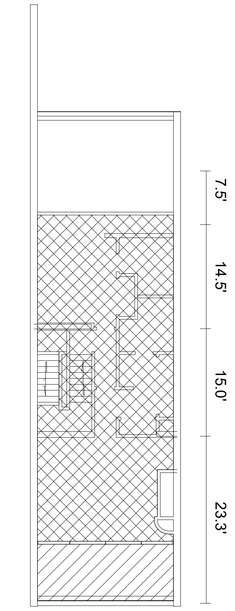


UNIT 2 - LEVEL ONE
PRIVATE OWNERSHIP - 674.34 SQ./FT.
LIMITED COMMON - 550.64 SQ./FT.



UNIT 2 - LEVEL TWO
PRIVATE OWNERSHIP - 971.35 SQ./FT.
LIMITED COMMON - 347.83 SQ./FT.

UNIT 2 - OVERALL
PRIVATE OWNERSHIP - 2,647.61 SQ./FT.
LIMITED COMMON - 1,048.89 SQ./FT.



UNIT 2 - LEVEL THREE
PRIVATE OWNERSHIP - 823.19 SQ./FT.
LIMITED COMMON - 150.42 SQ./FT.

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'

GRAPHIC SCALE

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 2

Unit 2 of Sugarplum Phase 1 Condominiums Amended as recorded in the Office of the Salt Lake County Recorder, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R. BERRY
STATE OF UTAH

NO.	DATE	ISSUE OF RECORD
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1		
2		

DRAWN BY: SJ
CHECKED: JRB

Rockhill PLANNING & DESIGN
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-9598

PROJECT: SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

APPROVED: JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR
DATE: 9/12/23

PROJECT NUMBER: R230621
SUGARPLUM TOWNHOUSES COND' UNIT 2

HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

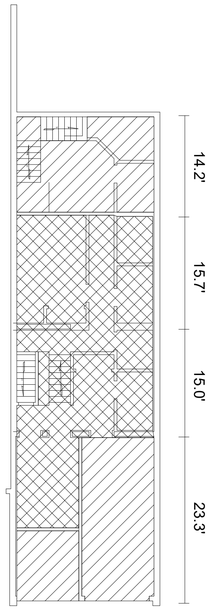
SHEET NO. 5

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

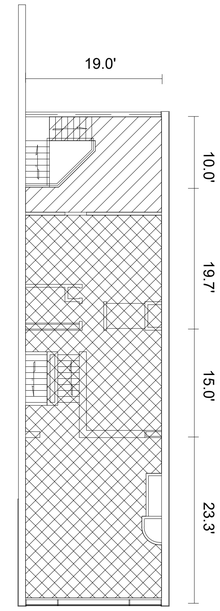
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

NORTH

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R.
BERRY
STATE OF UTAH

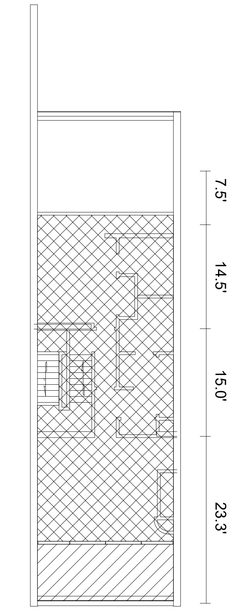


UNIT 3 - LEVEL ONE
PRIVATE OWNERSHIP - 646.65 SQ./FT.
LIMITED COMMON - 548.33 SQ./FT.



UNIT 3 - LEVEL TWO
PRIVATE OWNERSHIP - 971.34 SQ./FT.
LIMITED COMMON - 191.88 SQ./FT.

UNIT 3 - OVERALL
PRIVATE OWNERSHIP - 2,649.91 SQ./FT.
LIMITED COMMON - 890.63 SQ./FT.



UNIT 3 - LEVEL THREE
PRIVATE OWNERSHIP - 843.59 SQ./FT.
LIMITED COMMON - 150.42 SQ./FT.

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'
GRAPHIC SCALE

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 3

Unit 3 of Sugarplum Phase 1 Condominiums Amended as recorded in the Office of the Salt Lake County Recorder, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

NO.	DATE	ISSUE OF RECORD
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

DRAWN BY: SJ
CHECKED: JRB

Rockhill LLC PLANNING & DESIGN
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-9598

PROJECT: SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

APPROVED: JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR
DATE: 9/12/23

PROJECT NUMBER: R230621
SUGARPLUM TOWNHOUSES COND' UNIT 3
HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

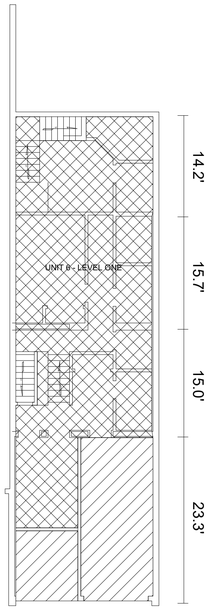
SHEET NO. 6

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

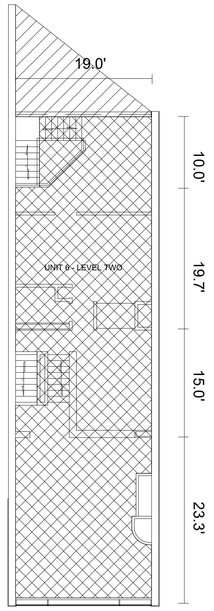
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

NORTH

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R. BERRY
STATE OF UTAH

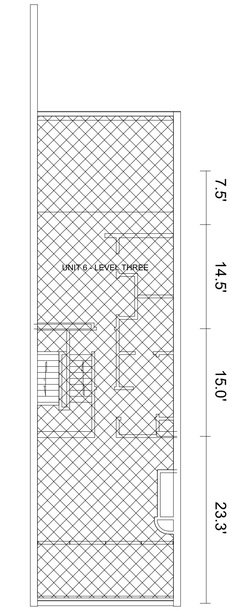


UNIT 4 - LEVEL ONE
PRIVATE OWNERSHIP - 919.36 SQ./FT.
LIMITED COMMON - 314.45 SQ./FT.



UNIT 4 - LEVEL TWO
PRIVATE OWNERSHIP - 1,199.82 SQ./FT.
LIMITED COMMON - 155.17 SQ./FT.

UNIT 4 - OVERALL
PRIVATE OWNERSHIP - 3,388.38 SQ./FT.
LIMITED COMMON - 469.62 SQ./FT.



UNIT 4 - LEVEL THREE
PRIVATE OWNERSHIP - 1,236.43 SQ./FT.
LIMITED COMMON - 0.00 SQ./FT.

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 4

Unit 4 of Sugarplum Phase 1 Condominiums Amended as recorded in the Office of the Salt Lake County Recorder, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'

GRAPHIC SCALE

ISSUE OF RECORD

NO.	DATE	
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

DRAWN BY SJ
CHECKED JRB

Rockhill PLANNING & DESIGN LLC
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-9598

PROJECT
SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

APPROVED JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR
DATE: 9/12/23

PROJECT NUMBER R230621
SUGARPLUM TOWNHOUSES COND' UNIT 4
HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

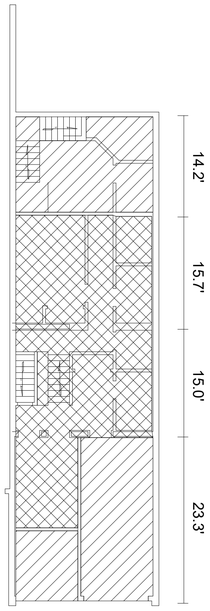
SHEET NO. 7

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

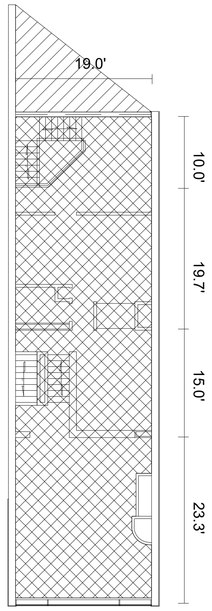
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

NORTH

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R.
BERRY
STATE OF UTAH

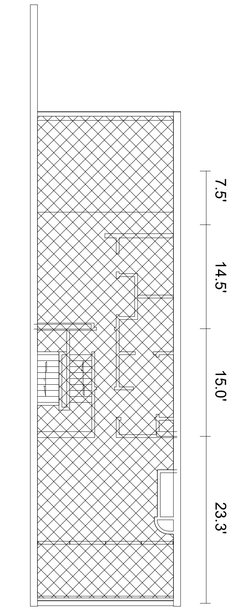


UNIT 5 - LEVEL ONE
PRIVATE OWNERSHIP - 676.65 SQ./FT.
LIMITED COMMON - 548.32 SQ./FT.



UNIT 5 - LEVEL TWO
PRIVATE OWNERSHIP - 1,232.59 SQ./FT.
LIMITED COMMON - 142.50 SQ./FT.

UNIT 5 - OVERALL
PRIVATE OWNERSHIP - 2,884.43 SQ./FT.
LIMITED COMMON - 690.82 SQ./FT.



UNIT 5 - LEVEL THREE
PRIVATE OWNERSHIP - 1,236.43 SQ./FT.
LIMITED COMMON - 0.00 SQ./FT.

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'
GRAPHIC SCALE

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 5

Unit 5 of Sugarplum Phase 1 Condominiums Amended as recorded in the Office of the Salt Lake County Recorder, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

NO.	DATE	
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

ISSUE OF RECORD

DRAWN BY SJ
CHECKED JRB

Reckhill LLC
PLANNING ENGINEERING SURVEYING
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-9598

PROJECT
SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

PROJECT NUMBER R230621

SUGARPLUM TOWNHOUSES COND' UNIT 5

APPROVED JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR

DATE: 9/12/23

HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

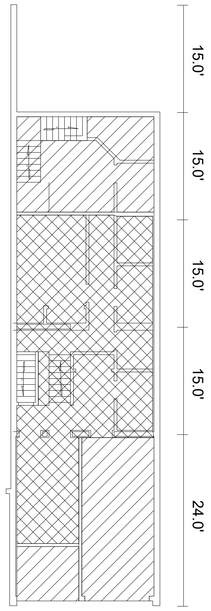
SHEET NO. 8

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

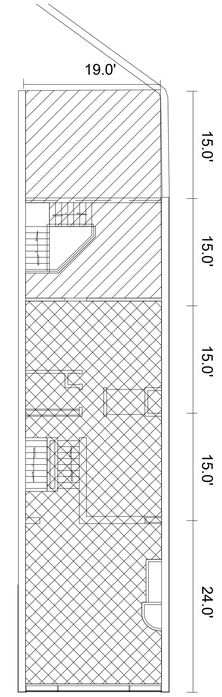
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

NORTH

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R.
BERRY
STATE OF UTAH

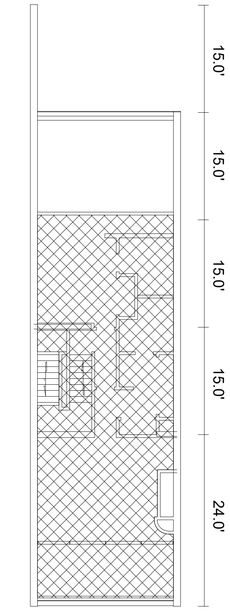


UNIT 6 - LEVEL ONE
PRIVATE OWNERSHIP - 695.72 SQ./FT.
LIMITED COMMON - 529.26 SQ./FT.



UNIT 6 - LEVEL TWO
PRIVATE OWNERSHIP - 971.35 SQ./FT.
LIMITED COMMON - 347.83 SQ./FT.

UNIT 6 - OVERALL
PRIVATE OWNERSHIP - 2,640.68 SQ./FT.
LIMITED COMMON - 1,018.80 SQ./FT.



UNIT 6 - LEVEL THREE
PRIVATE OWNERSHIP - 973.61 SQ./FT.
LIMITED COMMON - 0.00 SQ./FT.

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'
GRAPHIC SCALE

AS-SURVEYED LEGAL DESCRIPTION:

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - UNIT 6

Unit 6 of Sugarplum Phase 1 Condominiums Amended as recorded in the Office of the Salt Lake County Recorder, situate in the Town of Alta, Salt Lake County, in the SE1/4 of S6, T3S, R3E, SLB&M.

ISSUE OF RECORD

NO.	DATE	
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

DRAWN BY: SJ
CHECKED: JRB

Rockhill PLANNING & DESIGN LLC
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-9598

PROJECT: SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

APPROVED: JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR
DATE: 9/12/23

PROJECT NUMBER: R230621
SUGARPLUM TOWNHOUSES COND' UNIT 6

HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

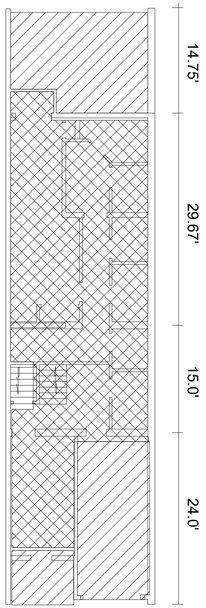
SHEET NO. 9

SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED

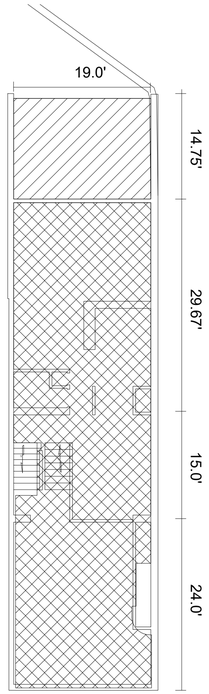
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, T. 3 S., R. 3 E., SLB&M

NORTH

PROFESSIONAL LAND SURVEYOR
No. 172483
JOHN R.
BERRY
STATE OF UTAH

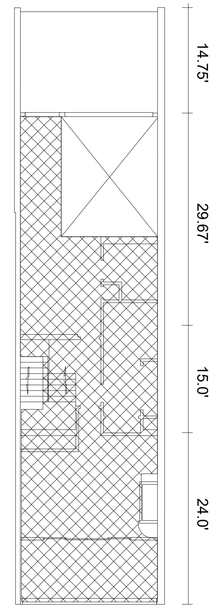


UNIT 6 - LEVEL ONE
PROPOSED RENOVATIONS
PRIVATE OWNERSHIP - 991.44 SQ./FT.
LIMITED COMMON - 536.23 SQ./FT.



UNIT 6 - LEVEL TWO
PROPOSED RENOVATIONS
PRIVATE OWNERSHIP - 1,247.92 SQ./FT.
LIMITED COMMON - 269.60 SQ./FT.

UNIT 6 - OVERALL
PROPOSED RENOVATIONS
PRIVATE OWNERSHIP - 3,265.32 SQ./FT.
LIMITED COMMON - 805.83 SQ./FT.



UNIT 6 - LEVEL THREE
PROPOSED RENOVATIONS
PRIVATE OWNERSHIP - 1,025.96 SQ./FT.
LIMITED COMMON - 0.00 SQ./FT.

LIMITED COMMON AREA

PRIVATE OWNERSHIP AREA

0' 10' 20' 30'
GRAPHIC SCALE

NO.	DATE	
0	230911	TRANSMITTED FOR TOWN OF ALTA PLANNING COMMISSION
1		
2		

ISSUE OF RECORD

DRAWN BY SJ
CHECKED JRB

Reckhill LLC
PLANNING ENGINEERING SURVEYING
898 E. RIPARIAN DRIVE, DRAPER, UT. 84020
801-706-9598

PROJECT: SUGARPLUM PHASE 1 CONDOMINIUMS AMENDED - CONDOMINIUM PLAT
LOCATED IN THE SE 1/4, S6, T3S, R3E, SLB&M, SLCo, UTAH

APPROVED: JOHN R. BERRY, PE, PLS
PROFESSIONAL ENGINEER & LAND SURVEYOR
DATE: 9/12/23

PROJECT NUMBER: R230621
SUGARPLUM TOWNHOUSES
UNIT 6 - PROPOSED RENOVATION

HZ SCALE = 1" = 10' ON 24"X36" SHEET (1" = 20' 11"X17")

SHEET NO. 10

SUGARPLUMB TOWNHOUSE

9699 BYPASS ROAD
ALTA, UT 84092

PROJECT TEAM

OWNER: NAME, ADDRESS, PHONE, EMAIL

ARCHITECT: BRACH DESIGN LLC
DAVE BRACH RA, CPHC
801-865-7648
dave@brachdesign.com

STRUCTURAL ENGINEER: COMPANY NAME
ENGINEER NAME, TITLE
801-???-????
???@???.com

PROJECT RENDERING

SHEET INDEX

ID	NAME	ID	NAME
A0.1	COVER SHEET	S0.1	FOOTING AND FOUNDATION
A0.2	SITE PLAN	S0.2	FIRST FLOOR FRAMING
A1.1	DEMO PLANS: BASEMENT & FIRST FLOOR	S0.3	SECOND FLOOR FRAMING
A1.2	DEMO PLAN: SECOND FLOOR	S0.4	ROOF FRAMING
A1.3	BASEMENT & FIRST FLOOR PLANS	S1.1	STRUCTURAL NOTES & DETAILS
A1.4	SECOND FLOOR PLAN	S1.2	STRUCTURAL NOTES & DETAILS
A2.1	NEW ELEVATIONS	S1.3	STRUCTURAL NOTES & DETAILS
A3.1	BUILDING SECTION	S1.4	STRUCTURAL NOTES & DETAILS
MPE.1	ELECTRICAL PLANS	S1.5	STRUCTURAL NOTES & DETAILS
MPE.2	ELECTRICAL PLANS	S1.6	STRUCTURAL NOTES & DETAILS

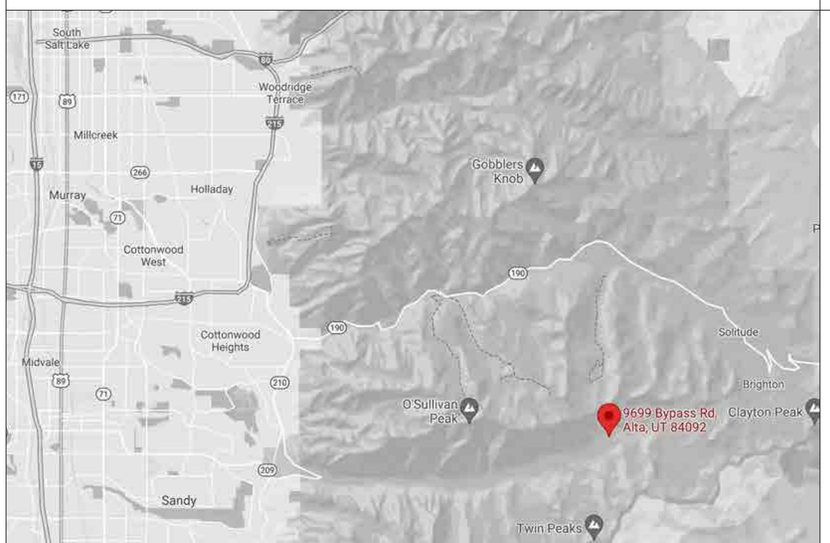
GENERAL PROJECT INFO

PROJECT ADDRESS:	9699 BYPASS ROAD ALTA, UT 84092
SCOPE OF WORK:	NEW WINDOWS, NEW ADDITION/ROOF
ZONING DISTRICT:	FM-20
GOVERNING BUILDING CODES:	2015 IRC, 2014 NEC
CONSTRUCTION:	TYPE VB
OCCUPANCY:	GROUP R-3
ARCHITECT:	BRACH DESIGN LLC DAVE BRACH RA, CPHC 801-865-7648 dave@brachdesign.com
STRUCTURAL ENGINEER:	SHEN ENGINEERS HENRY SHEN, SE 801-227-2625 sheneng@msn.com

PROJECT AREAS:

	SQ. FT.
EXISTING CONDO	1,260
NEW CONDO	1,445
NEW ADDITION	185

VICINITY PLAN



SCHEDULES

WINDOW AND EXTERIOR DOOR SCHEDULE

ID	FRONT VIEW	COUNT	LEAF SIZE	UNIT SIZE		R.O. SIZE		SILL HEIGHT	OPERATION TYPE	TOTAL UNIT U-FACTOR	NOTES
				WIDTH	HEIGHT	WIDTH	HEIGHT				
D01		1	144"×96"	147"	97 1/2"	147 1/2"	98 1/2"	0"	D3 Sliding 01 24		TEMPERED
W01		1	---	39"	75"	39 1/2"	75 1/4"	-42"	W Fixed 24		TEMPERED
W02		1	---	60"	48"	60 1/2"	48 1/2"	42"	W Sliding2 24		
W03		1	---	57"	98"	57 1/2"	98 1/4"	0"	W Fixed 24		TEMPERED
W04		2	---	112"	94"	112 1/2"	94 1/4"	-2 3/4"	W Fixed 24		
W05		2	---	60"	36"	60 1/2"	36 1/4"	-39"	W Awning 1 24		
W06		1	---	103"	36"	103 1/2"	36 1/4"	-39"	W Fixed 24		
W07		1	---	50"	97"	50 1/2"	97 1/4"	0"	W Fixed 24		
W08		2	---	48"	97"	48 1/2"	97 1/4"	0"	W Fixed 24		
W09		1	---	57"	36"	57 1/2"	36 1/4"	0"	W Fixed 24		
W10		1	---	57"	60"	57 1/2"	60 1/4"	36 1/2"	W Sliding2 24		
W11		2	---	60"	66"	60 1/2"	66 1/2"	30"	W Sliding2 24		
W12		1	---	104"	66"	104 1/2"	66 1/4"	30"	W Fixed 24		
W13		1	---	120"	48"	120 1/2"	48 1/4"	48 1/4"	W Fixed 24		

INTERIOR DOOR AND FRAME SCHEDULE

ID	2D Symbol	COUNT	SIZE		R.O. SIZE		Wall Thickness	NOTES
			WIDTH	HEIGHT	WIDTH	HEIGHT		
A		1	2'	6'-8"	2'-2"	6'-10"	6 1/2"	

Blue Stakes of UTAH 811 Bluestakes.org

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
12/29/21
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

COVER SHEET
A0.1

LINETYPE LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	CONTOUR EXISTING
	CONTOUR NEW
G	GAS
W	WATER
S	SEWER
P	POWER
	ROOF LINE
	JOIST CENTERLINE
	BEAM/HEADER CENTERLINE
	HIDDEN LINE
	4" PERF PIPE IN GRAVEL BED
	STRAW WATTLE
	TREE PROTECTION FENCE

Blue Stakes of UTAH811
Bluestakes.org

1 SITE-NEW
SCALE: 3/32" = 1'-0"

BRACH DESIGN ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
12/29/21
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

SITE PLAN
A0.2

SHEET 2 OF 20

1 BASEMENT - EXISTING/DEMO

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

2 FIRST FLOOR - EXISTING/DEMO

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

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

N

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
12/29/21
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

DEMO PLANS: BASEMENT & FIRST FLOOR

A1.1

1 SECOND FLOOR - EXISTING/DEMO
SCALE: 1/4" = 1'-0"

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

N

ARCHITECTURE

STATE OF UTAH
DAVE BRACH
No. 6714252-0301
12/29/21
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

DEMO PLAN:
SECOND FLOOR
A1.2

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

2 FIRST FLOOR NEW
SCALE: 1/4" = 1'-0"

DEMO LEGEND & KEYNOTES

TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

N

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
12/29/21
LICENSED ARCHITECT

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ARCHITECTURE
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dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

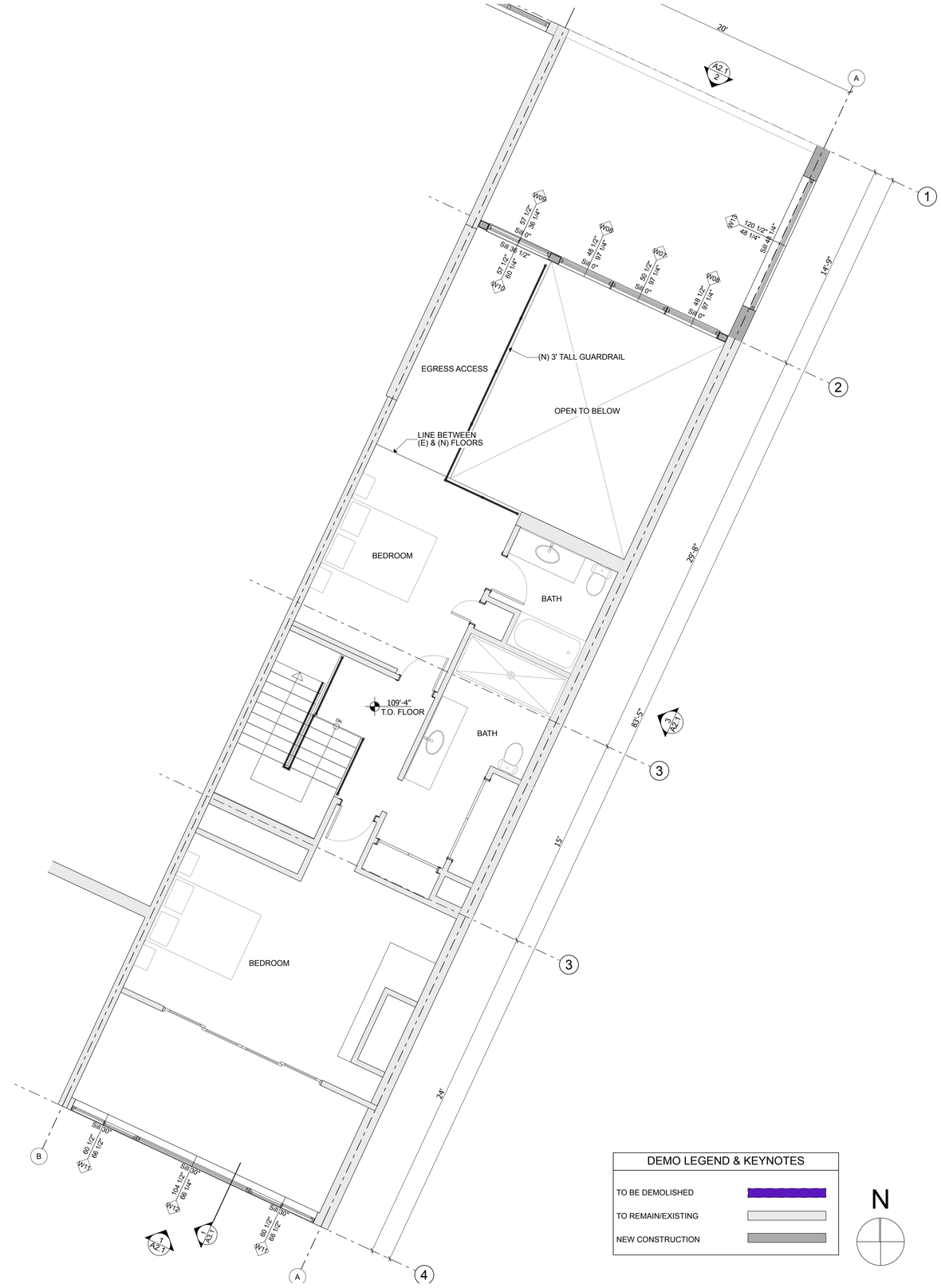
PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

BASEMENT & FIRST FLOOR PLANS
A1.3



1 SECOND FLOOR NEW

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

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

N

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
12/29/21
LICENSED ARCHITECT

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

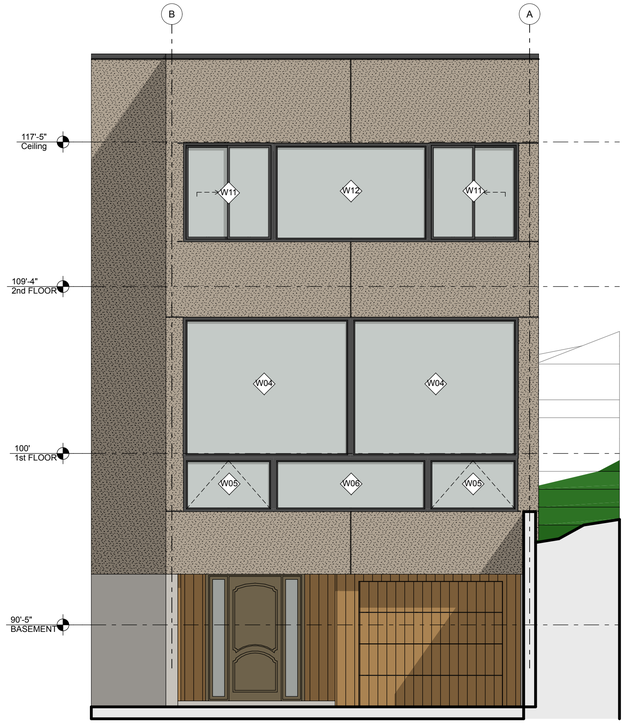
PROJECT NO:

DATE: 12/30/21

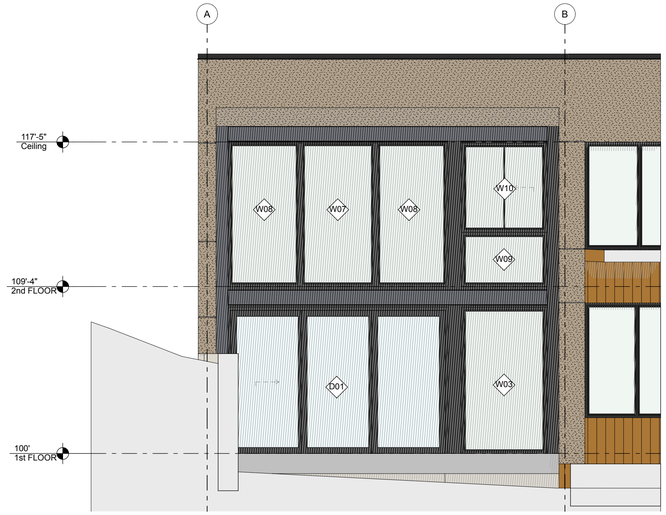
DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

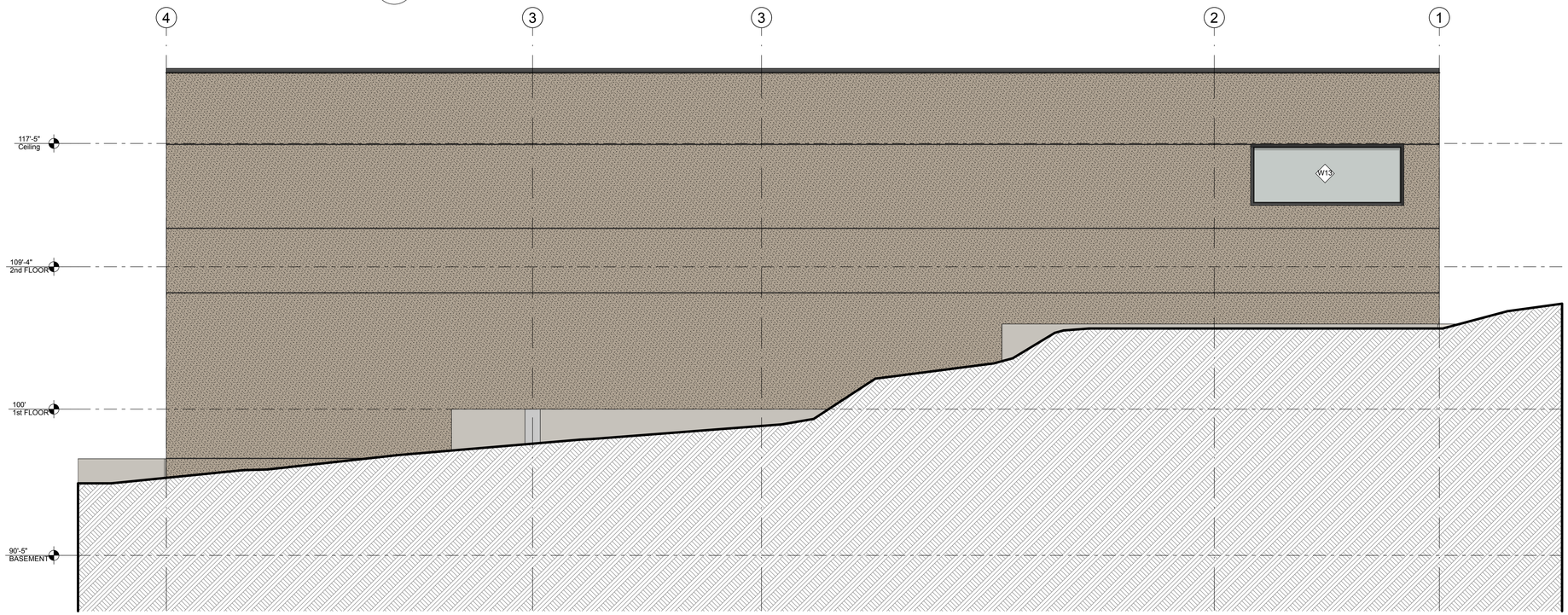
SECOND FLOOR PLAN
A1.4



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECTURE

STATE OF UTAH
DAVE BRACH
No. 6714252-0301
12/29/21
LICENSED ARCHITECT

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

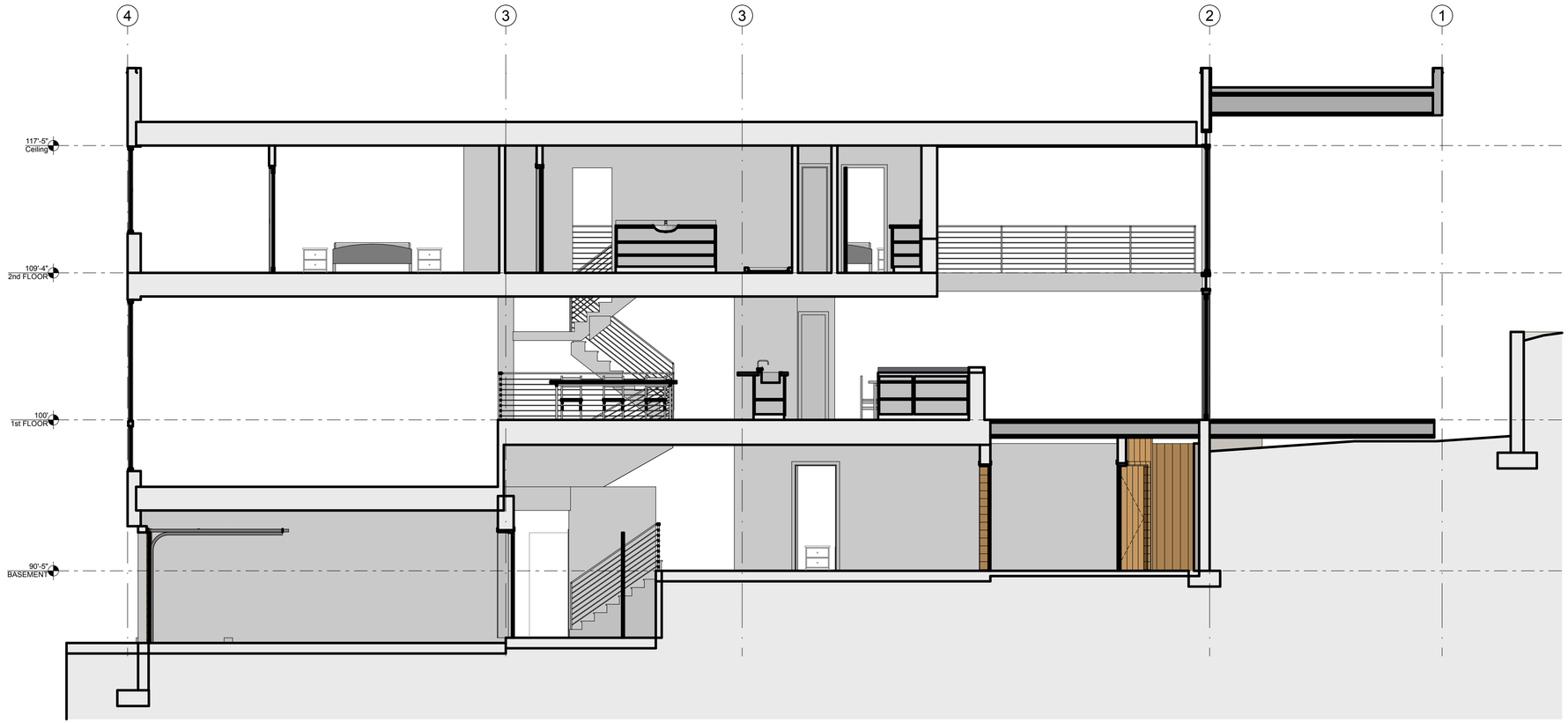
PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

NEW ELEVATIONS
A2.1



DEMO LEGEND & KEYNOTES
TO BE DEMOLISHED
TO REMAIN/EXISTING
NEW CONSTRUCTION

1 NS BUILDING SECTION
SCALE: 1/4" = 1'-0"

ARCHITECTURE

STATE OF UTAH
DAVID BRACH
No. 6714252-0301
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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

BUILDING SECTION
A3.1

ELECTRICAL NOTES

E1. PROVIDE CONCRETE ENCASED (UFER)GROUND; 20' LONG #4 REBAR OR #4 BARE COPPER CONDUCTOR AT FOOTING.
E2. ARC-FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR ALL BRANCH CIRCUITS THAT SUPPLY BEDROOMS.
E3. PER E3703.2, A MINIMUM OF (2) 20 AMP RATED CIRCUITS SHALL BE PROVIDED TO SERVE ALL OUTLETS LOCATED IN KITCHEN OR SIMILAR AREA. EXCEPTION: THE OUTLET FOR THE REFRIGERATOR IS PERMITTED TO BE SUPPLIED BY A SINGLE 15 AMP CIRCUIT.
E4. ALL KITCHEN, PANTRY AND BATHROOM RECEPTACLES TO BE GFCI.
E5. PER E3905.12 RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS INCLUDING SHOWERS AND TUBS SHALL BE WEATHER RESISTANT/GFCI PROTECTED. WEATHERPROOF COVERS FOR EXTERIOR OUTLETS AND LIGHTING TO BE LISTED FOR DAMP AND WET LOCATIONS.
E6. ALL RECEPTACLES IN GARAGE SHALL BE MIN. 18" ABOVE FLOOR AND GFCI PROTECTED.
E7. LIGHTS OVER SHOWERS AND TUBS SHALL BE WEATHER RESISTANT.
E8. ELECTRIC BOXES BETWEEN HOUSE AND GARAGE SHALL BE METAL, BE FIRE RATED, AND NOT SHARE A COMMON STUD ON HOUSE SIDE OF WALL.
E9. CONSULT OWNER AND ARCHITECT FOR SCHEDULE OF FIXTURES, OCCUPANCY SENSORS, AND LIGHTING CONTROL SYSTEMS BEFORE COMMENCING WORK.
E10. FIXTURES ON GARAGE CEILING SHALL BE SURFACE MOUNT, SO AS NOT TO TRANSMIT SOUND OR COMPROMISE THE FIRE RESISTANCE OF THE GYP. BOARD.
E11. ALL WALL SPACES GREATER THAN 2' REQUIRE RECEPTACLES. PLACE RECEPTACLES A MAXIMUM OF 6' FROM DOOR OPENINGS.
E12. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED TOGETHER.
E13. PER E4003.12 LIGHT FIXTURES IN CLOSETS: SURFACE MOUNTED INCANDESCENT FIXTURES TO HAVE 12" MIN. BETWEEN FIXTURE AND ANY STORAGE. SURFACE MOUNTED FLUORESCENT FIXTURES TO HAVE 6" MIN BETWEEN FIXTURE AND STORAGE.
E14. PER E3905.7 OUTLET BOXES AT LUMINAIRES OR LAMP HOLDERS BOXES ARE REQUIRED TO BE ABLE TO SUPPORT A MINIMUM OF 50lb. A LUMINAIRE THAT WEIGHS MORE THAN 50lb MUST BE LISTED FOR THE ADDITIONAL WEIGHT TO BE SUPPORTED.
E15. ALL OUTLETS WILL BE TAMPER RESISTANT IN ACCORDANCE WITH IRC E4002.14.
E16. RECESSED LIGHTING IN DIRECT CONTACT WITH INSULATION SHALL BE IC RATED PER IRC E4004.9 AND SEALED PER IECC R402.4.4.
E17. STEEL ELECTRICAL BOXES SHALL BE USED IN ALL FIRE RATED WALLS SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. IN ADDITION, THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH.
E18. AT LEAST ONE OUTLET SHALL BE INSTALLED IN BATHROOMS AND MUST BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH SINK NA NOT MORE THAN 12" BELOW THE TOP OF THE BASIN PER IRC E3901.6
E19. PER E3703.3, A MINIMUM OF (1) 20 AMP CIRCUIT SHALL BE PROVIDED FOR OUTLETS IN THE LAUNDRY AREA.
E20. PER E3703.4 A MINIMUM OF (1) 20 AMP CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM OUTLETS.

ELECTRICAL LEGEND

MARK	DESCRIPTION
$	SINGLE POLE SWITCH
$3	3 WAY SWITCH
	QUADPLEX OUTLET
	DUPLEX OUTLET
220V	OUTLET 220V
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHER PROOF GFCI OUTLET
42	NON STANDARD HEIGHT OUTLET
CLG	CEILING MOUNTED OUTLET
AFI	ARC FAULT INTERRUPTER CIRCUIT
USB	OUTLET WITH 2 USB PORTS
	FLR. MOUNTED DUPLEX OUTLET
	FLR. MOUNTED QUADPLEX OUTLET
	TRACK LIGHTING (~900 LUMENS/BULB)
84	SUSPENDED FIXTURE (PENDANT) W/ HEIGHT
	RECESSED DOWN-LIGHT (CAN) (~650 LUMENS)
WP	WEATHER PROOF RECESSED CAN (~650 LUMENS)
	CEILING SURFACE MOUNTED FIXTURE (~1100 LUMENS)
	WALL MOUNTED FIXTURE (SCONCE) (~900 LUMENS)
WP	WEATHER PROOF WALL MOUNTED FIXTURE (~900 LUMENS)
	WALL RECESSED STAIR (TREAD) LIGHT (~200 LUMENS)
	RECESSED RISER LIGHT (OUTDOOR RATED) (~200 LUMENS)
	LANDSCAPE PATH LIGHT (OUTDOOR RATED) (~200 LUMENS)
F	FLUORESCENT CEILING MOUNTED FIXTURE (~5200 LUMENS)
	UNDER COUNTER LIGHTING (~400 LUMENS/FOOT)
SD	HARD WIRED SMOKE DETECTOR
CO	HARD WIRED CARBON MONOXIDE DETECTOR
	DOOR BELL
	CABLE/DATA BOX
D	GARAGE DOOR OPENER
	EXHAUST FAN
	CIRCUIT
F	FAN JUNCTION BOX
	WATER HEATER
HB	HOSE BIB
BB HEAT 1000 W	BASE BOARD HEATER W/ WATTAGE
	SWIVEL RECESSED DOWN-LIGHT (CAN)
84	CEILING FAN W/ HEIGHT
G	GARBAGE DISPOSAL
	SECURITY CAMERA

NATURAL LIGHT & VENTILATION

R303.1 ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL BE OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUN OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.

EXCEPTION 1. THE GLAZED AREA NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507

EXCEPTION 2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL.

SCOPE OF WORK

- EXISTING ELECTRICAL TO REMAIN
- NEW ELECTRICAL TO OCCUR WITHIN AREAS OF BUILDING ADDITION
- EXISTING BEDROOM SMOKE ALARMS & SMOKE DETECTORS WILL BE INSTALLED

2 BASEMENT ELEC. PLAN
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"

BRACH DESIGN ARCHITECTURE
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dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

ELECTRICAL PLANS
MPE.1

ELECTRICAL NOTES

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CO	HARD WIRED CARBON MONOXIDE DETECTOR
	DOOR BELL
	CABLE/DATA BOX
D	GARAGE DOOR OPENER
	EXHAUST FAN
	CIRCUIT
F	FAN JUNCTION BOX
	WATER HEATER
HB	HOSE BIB
BB HEAT 1000 W	BASE BOARD HEATER W/ WATTAGE
	SWIVEL RECESSED DOWN-LIGHT (CAN)
84	CEILING FAN W/ HEIGHT
G	GARBAGE DISPOSAL
	SECURITY CAMERA

NATURAL LIGHT & VENTILATION

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SCOPE OF WORK

- EXISTING ELECTRICAL TO REMAIN
- NEW ELECTRICAL TO OCCUR WITHIN AREAS OF BUILDING ADDITION
- EXISTING BEDROOM SMOKE ALARMS & SMOKE DETECTORS WILL BE INSTALLED

1 SECOND FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"

BRACH DESIGN
ARCHITECTURE
801-865-7648
dave@brachdesign.com

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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

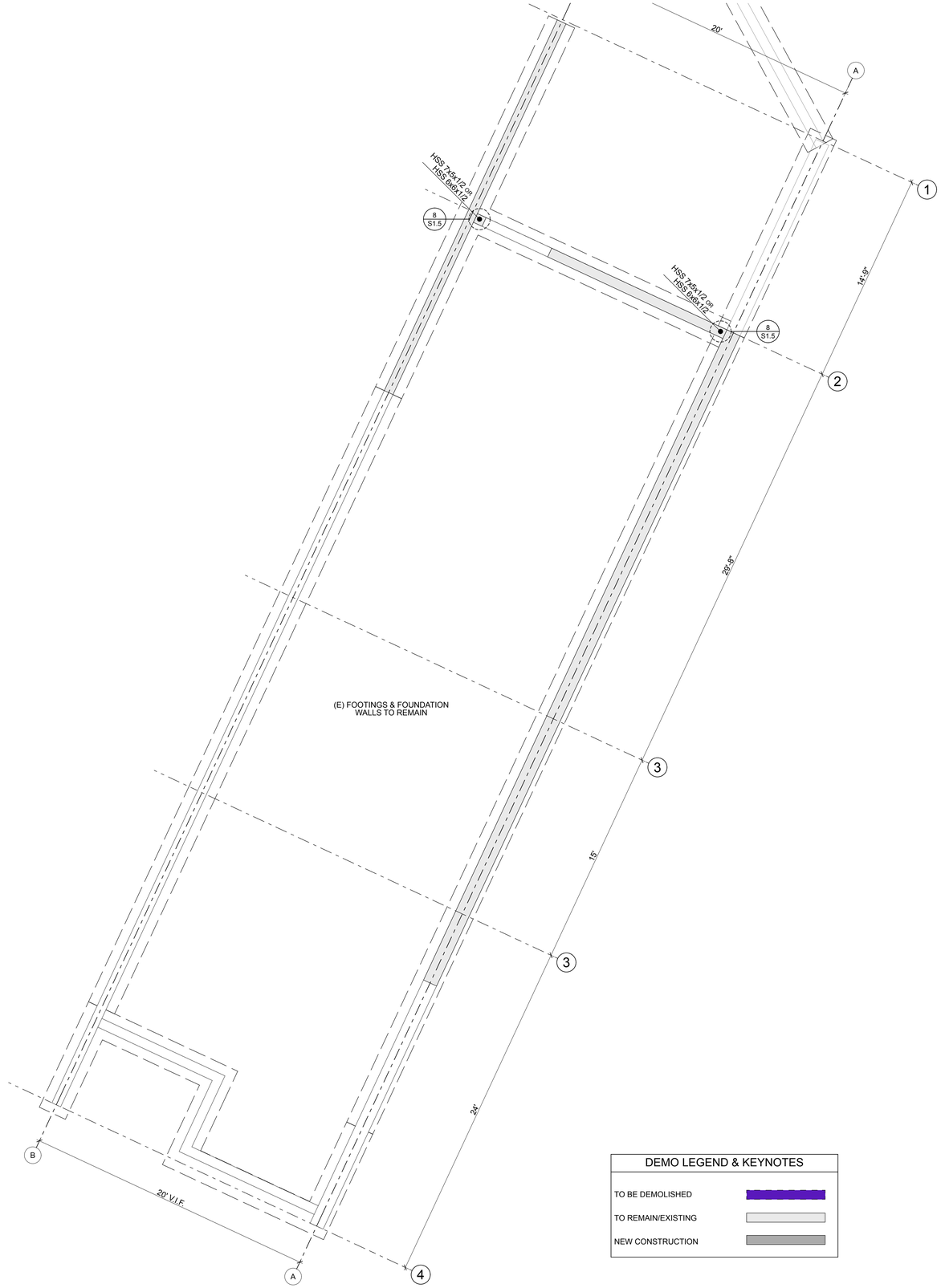
PROJECT NO:

DATE: 12/30/21

DRAWN BY: ALEXIS SUGGS

SCALE: AS NOTED IN DRAWING

ELECTRICAL PLANS
MPE.2



DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

1 FOOTING & FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE:
3/31/2023
STATE OF UTAH

SHEN ENGINEERS, INC.
2225 E. MURRAY HOLLADAY RD., #208
HOLLADAY, UT 84117
801.277.2625
henryshen90@gmail.com

SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

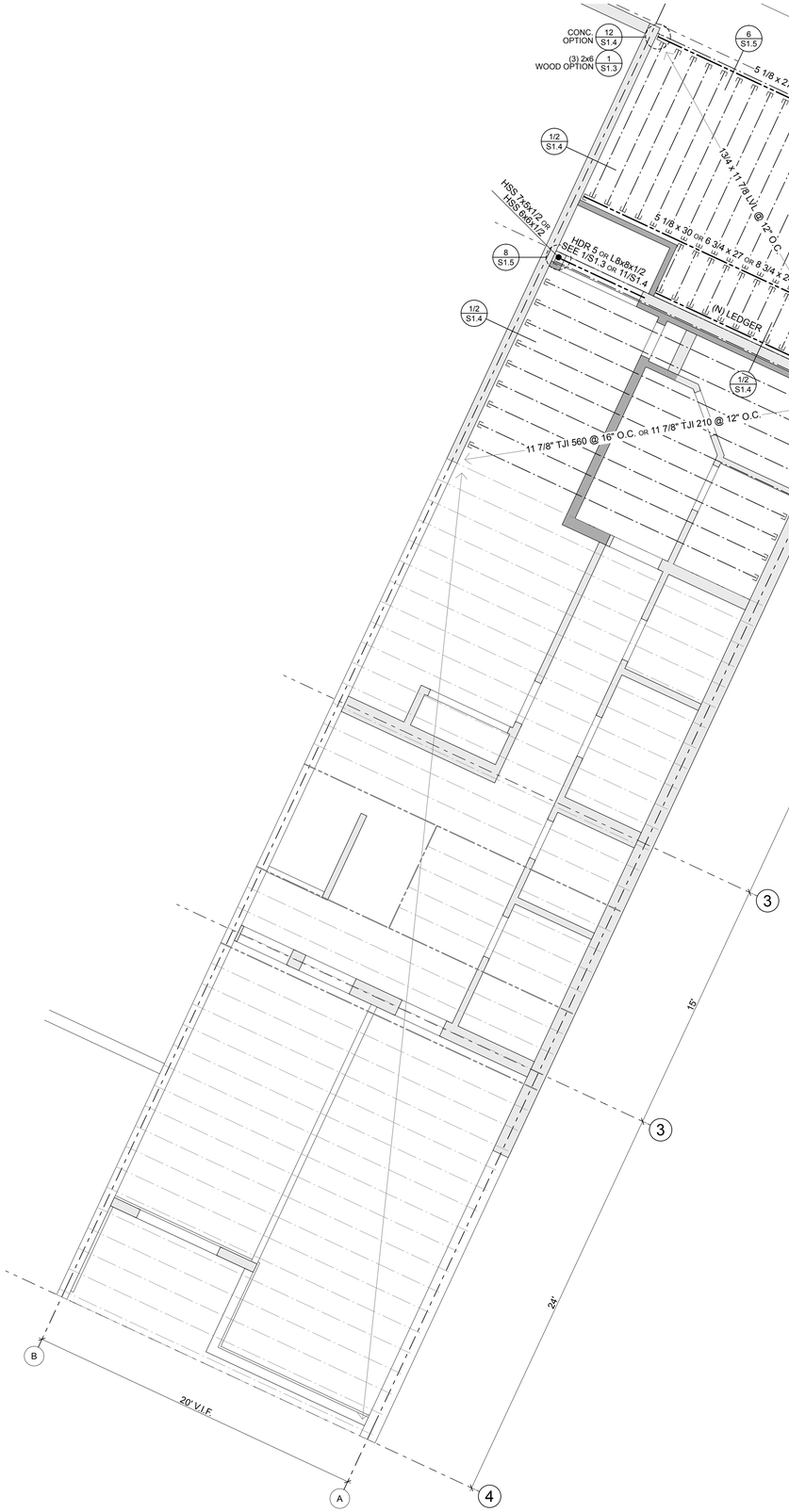
PROJECT NO:

DATE: 12/30/21

DRAWN BY:

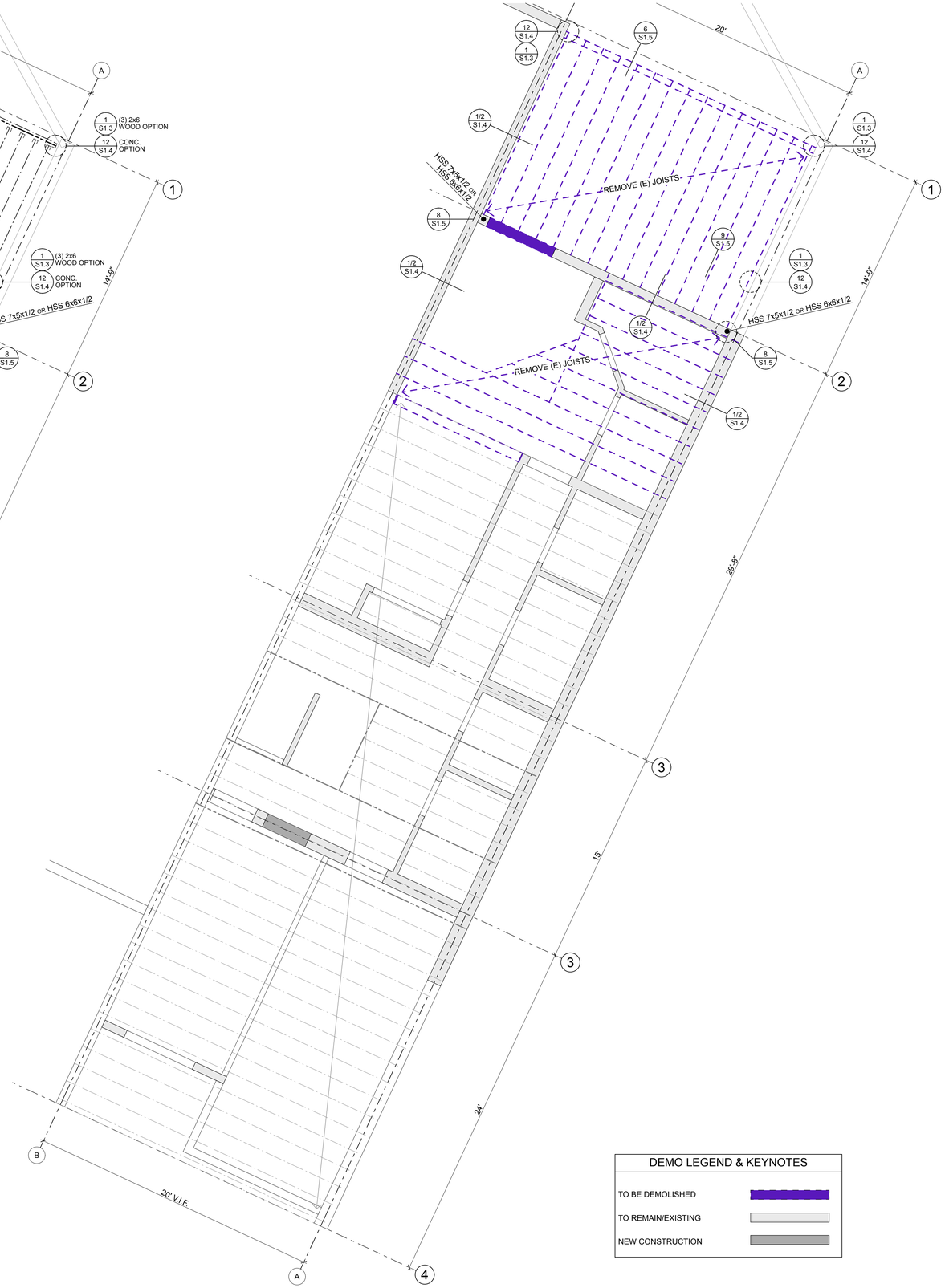
SCALE: AS NOTED IN DRAWING

FOOTING AND FOUNDATION
S0.1



2 NEW FIRST FLOOR FRAMING PLAN

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



1 FIRST FLOOR FRAMING DEMO PLAN

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

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2023
STATE OF UTAH

SHEN ENGINEERS, INC.
2225 E. MURRAY HOLLADAY RD., #208
HOLLADAY, UT 84117
801.277.2625
henryshen90@gmail.com

SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

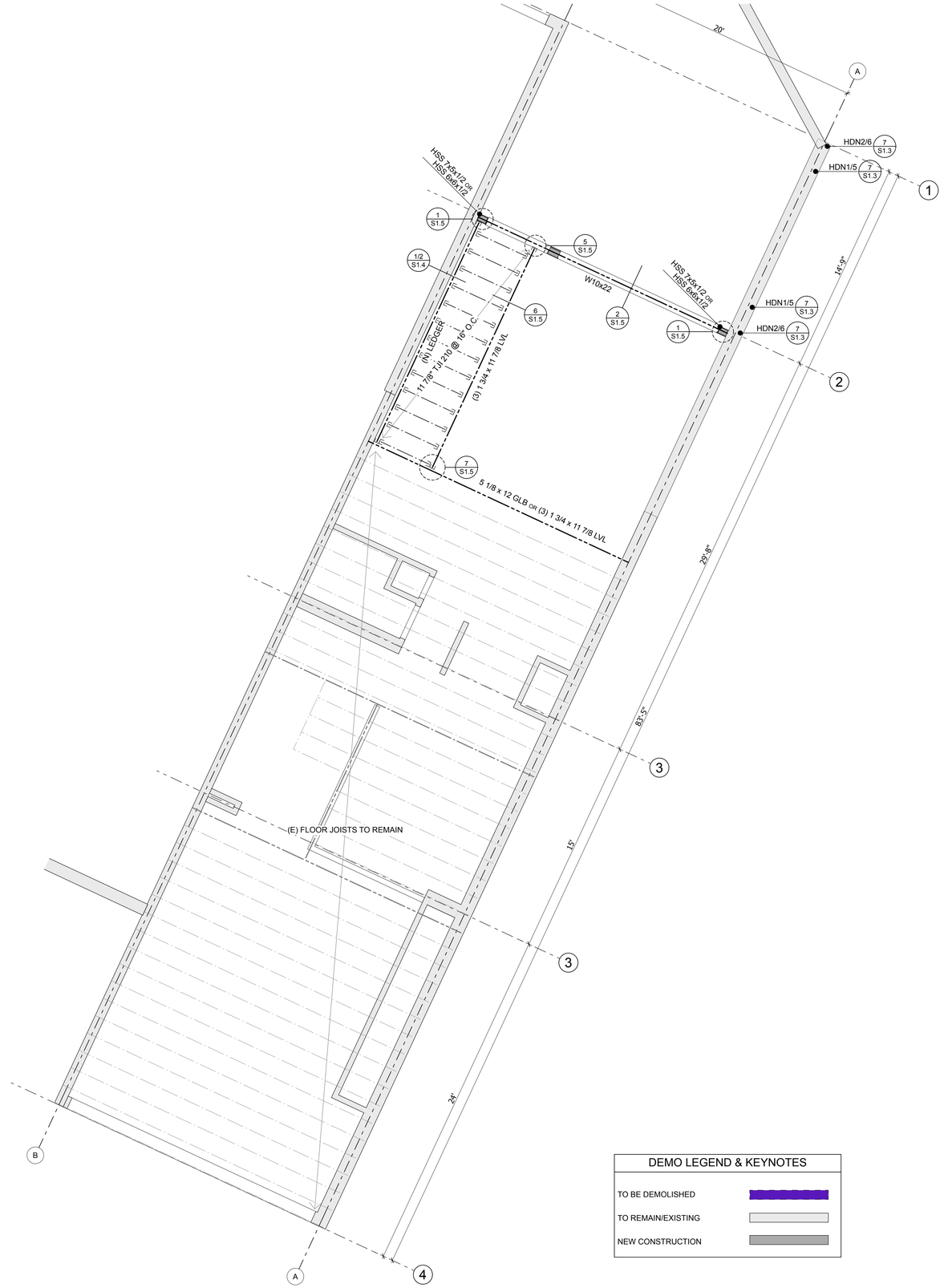
PROJECT NO:

DATE: 12/30/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

FIRST FLOOR FRAMING
S0.2



1 NEW SECOND FLOOR FRAMING

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

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2023
STATE OF UTAH

SHEN ENGINEERS, INC.
2225 E. MURRAY HOLLADAY RD., #208
HOLLADAY, UT 84117
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henryshen90@gmail.com

SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

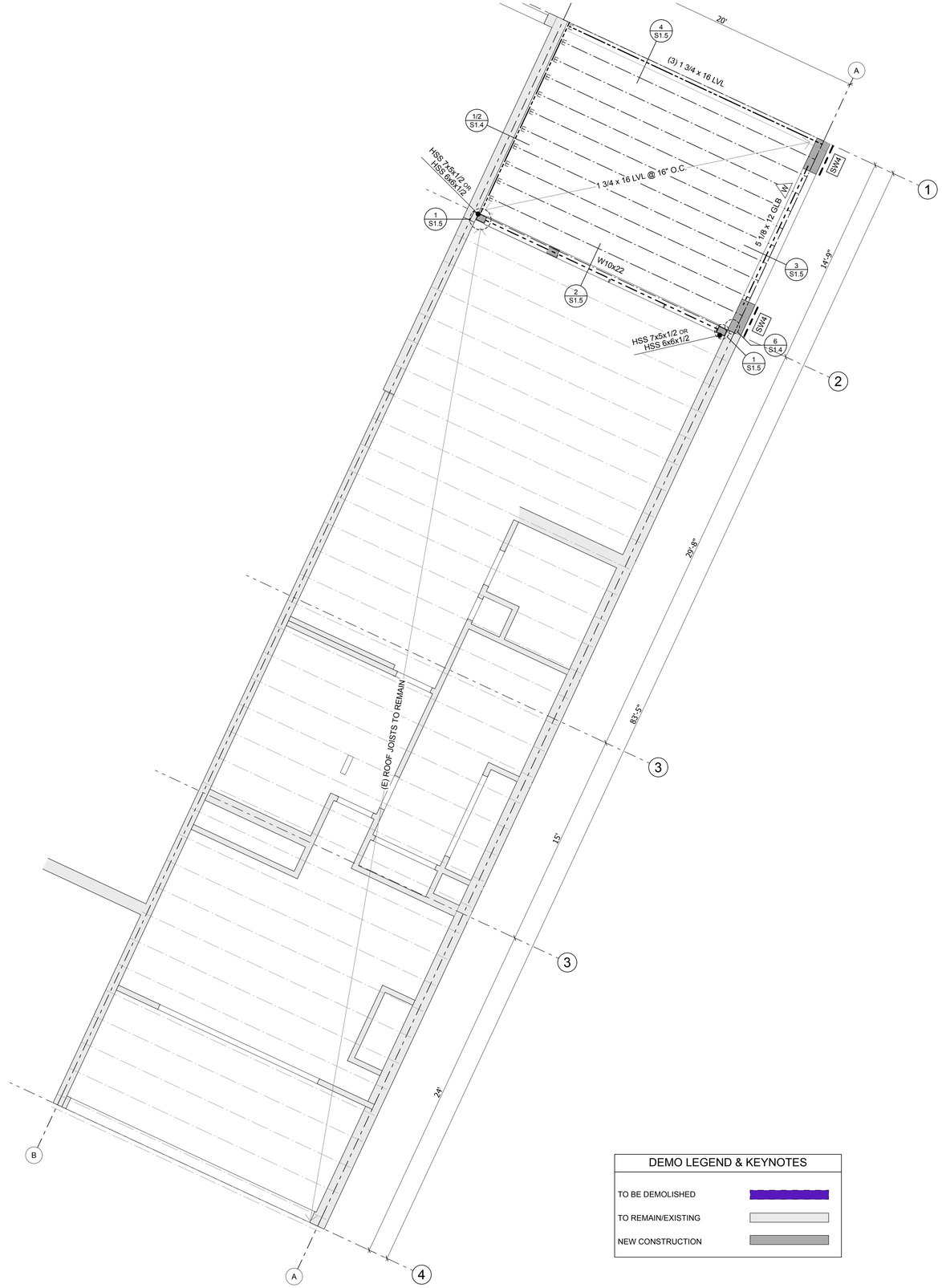
DATE: 12/30/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

SECOND FLOOR FRAMING

S0.3



1 SECOND FLOOR ROOF FRAMING

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

DEMO LEGEND & KEYNOTES	
TO BE DEMOLISHED	
TO REMAIN/EXISTING	
NEW CONSTRUCTION	

LICENSED STRUCTURAL ENGINEER
No. 280129
HUA SHEN
EXPIRATION DATE: 3/31/2023
STATE OF UTAH

SHEN ENGINEERS, INC.
2225 E. MURRAY HOLLADAY RD., #208
HOLLADAY, UT 84117
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SUGARPLUMB TOWNHOUSE
9699 BYPASS ROAD
ALTA, UT 84092

REVISIONS:

PROJECT NO:

DATE: 12/30/21

DRAWN BY:

SCALE: AS NOTED IN DRAWING

ROOF FRAMING
S0.4

GENERAL STRUCTURAL NOTES:

I. GENERAL:

A. THE STRUCTURAL DRAWINGS SHOW THE COMPLETED PROJECT. DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS SHALL BE TYPICAL AND APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.

B. CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON CONTRACT DOCUMENTS AND AT THE SITE. ANY OMISSION OR CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. IN CASE OF ANY CONFLICT FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY ARCHITECT/ENGINEER.

C. SEE THE ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, RECESSES, DEPRESSIONS, ETC.

D. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR ALL PORTIONS OF THE BUILDING UNTIL THE ENTIRE STRUCTURE OF THE BUILDING IS COMPLETE.

E. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION OR APPROVAL OF CONSTRUCTION.

F. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN UTAH.

F. DEMOLITION:

1. CONTRACTOR SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO CONTINUING ANY WORK.
2. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING DEMOLITION TO AVOID DAMAGING THOSE PORTIONS OF THE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DAMAGE TO THE STRUCTURE TO REMAIN.
3. ALL METHODS USED SHALL BE CAREFULLY PLANNED AND SHALL BE APPROPRIATE TO THE WORK TO BE DONE. THE EXISTING STRUCTURE TO REMAIN SHALL NOT BE SUBJECTED TO ANY SUDDEN OR EXCESSIVE FORCES WHICH MIGHT ADVERSELY AFFECT THE INTEGRITY OF THE STRUCTURE.
4. WHERE EXISTING CONCRETE OR MASONRY IS TO BE REMOVED SAWCUT BETWEEN THE STRUCTURE TO REMAIN AND THAT TO BE REMOVED UNLESS NOTED OTHERWISE. WHERE NEW DOORS OR OTHER OPENINGS ARE TO BE CUT INTO EXISTING WALLS OR SLABS A MINIMUM 6" DIAMETER CORE HOLE SHALL BE DRILLED INTO EACH CORNER. THE SAWCUT SHALL BE BETWEEN THE CORE HOLES. NO OVERCUTTING INTO THE STRUCTURE TO REMAIN SHALL BE PERMITTED.

II. DESIGN CRITERIA:

A. BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ AMENDMENTS

B. LOADINGS:

1. ROOF SNOW LOAD = 165 PSF + SNOW DRIFT PER IBC
2. TYPICAL FLOOR LIVE LOAD = 40 PSF
3. WIND LOAD - 115 MPH ZONE - EXPOSURE C
4. SEISMIC DESIGN DATA: SDC-D2, Ss=1.57,S1=0.56,I=1,R=6.5, Fa=1.2, WOOD SHEAR WALL SYSTEM, V=0.2, IRREGULARITY=1.25, SITE CLASS: D, SIMPLIFIED LATERAL FORCE PROCEDURE

C. FOUNDATION:

1. ALL EXTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 36" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE ONTO UNDISTURBED EXISTING SUBSOILS HAVING A MINIMUM NET BEARING CAPACITY OF 1500 PSF. ALL INTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 1'-3" BELOW LOWEST ADJACENT FINISH FLOOR ONTO SUBSOILS.

III. CONCRETE:

A. ALL MATERIALS SHALL COMPLY WITH ACI 318 AND ACI 347 PUBLICATIONS AND APPLICABLE ASTM PUBLICATIONS.

B. CONCRETE MATERIAL PROPERTIES: 28-DAY COMPRESSIVE STRENGTHS ARE TO BE 3500 PSI TYPICAL UNLESS NOTED OTHERWISE. DESIGN BASED ON 2500 PSI.

C. CAST IN PLACE CONCRETE:

1. SPACING OF CONSTRUCTION JOINTS OR CONTROL JOINTS IN WALLS EXPOSED TO VIEW SHALL NOT EXCEED 40 FEET UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
2. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS EXCEEDING 24 INCHES SQUARE OR ROUND IN ALL SLABS AND WALLS EQUAL TO TWO #5 BARS ON FOUR SIDES AND EXTEND TWO FEET BEYOND THE OPENING.
3. PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
4. PROVIDE CLASS B LAP SPLICES FOR ALL REINFORCING UNLESS NOTED OTHERWISE.
5. PROVIDE ISOLATION JOINTS AROUND ALL COLUMNS AT ALL EXPOSED SLAB ON GRADE AREAS.
6. EXPOSURE CATEGORIES AND CLASS OF CONCRETE: F1

IV. REINFORCING STEEL:

A. ALL BARS #4 AND LARGER TO BE ASTM A 615, GRADE 60. ALL #2 AND #3 BARS TO BE ASTM A 615, GRADE 40. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-318, LATEST ADOPTION.

B. ALL REINFORCING STEEL SHALL BE BENT, DETAILED AND CHAIRED AS PER "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES".

C. WELDED WIRE FABRIC TO BE IN ACCORDANCE WITH ASTM A 185.

D. ALL BARS INDICATED ON THE PLANS TO BE WELDED SHALL CONFORM TO ASTM A706 (GRADE 60).

E. CONCRETE COVER REQUIREMENTS FOR DEFORMED BAR REINFORCING STEEL SHALL COMPLY WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE".

1. CAST-IN-PLACE CONCRETE:
   a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
   b) FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
      #6 BARS AND LARGER: 2"
      #5 BARS AND SMALLER: 1-1/2"
   c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
      SLABS, WALLS JOISTS: #11 BARS OR SMALLER: 3/4"
      BEAMS, COLUMNS: PRIMARY REINFORCING, TIES, STIRRUPS, SPIRALS: 1-1/2"

F. DETAILING: SUBMIT PLACING DRAWINGS PER ACI DETAILING MANUAL, ACI SP-66. FABRICATE ONLY AFTER REVIEW AND APPROVAL. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.

1. LAP SPLICE LENGTHS SHALL BE AS FOLLOWS:
   30 BAR DIAMETER FOR #3 AND #4 BARS
   40 BAR DIAMETER FOR #5 THROUGH #8 BARS
   DO NOT SPLICE STIRRUPS AND TIES
   DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
2. ALL EMBEDMENTS AND DOUELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.

V. STRUCTURAL AND MISCELLANEOUS STEEL:

A. MATERIAL PROPERTIES:

1. ALL SHAPES, PLATES, ANGLES, AND CHANNELS TO BE ASTM A-36 UNLESS NOTED OTHERWISE.
2. ALL WF SHAPES WEIGHING 84 POUNDS PER LINEAR FOOT OR LESS TO BE ASTM A 992, GRADE 50. ALL WF SHAPES WEIGHING MORE THAN 84 POUNDS PER LINEAR FOOT TO BE ASTM A 992, GRADE 36.
3. SQUARE OR RECTANGULAR TUBES TO BE ASTM A 500, GRADE B, Fy = 46 KSI.
4. ALL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS, LATEST ADOPTION.

B. WELDING:

1. FOR STRUCTURAL STEEL TO BE IN ACCORDANCE WITH A.W.S. REQUIREMENTS FOR E70XX ELECTRODES.

C. BOLTS:

1. ALL BOLTS TO BE 3/4" DIAMETER ASTM A 325-N UNLESS NOTED OTHERWISE.
2. BOLTS, NUTS AND WASHERS SHALL NOT BE REUSED.
3. ANCHOR BOLTS SHALL BE ASTM A 307 OR A 36.

VI. WOOD:

A. DIMENSIONAL LUMBER: ALL TO BE GRADE STAMPED PER W.C.L.B. RULES.

1. ALL JOISTS, BEAMS, PLATES, HEADERS AND OTHER LUMBER TO BE D.FIR/LARCH #2 UNLESS OTHERWISE NOTED.
2. 2 X 4 SUB-PURLINS TO BE D.FIR/LARCH NO.1.
3. 2X 6 SUB-PURLINS TO BE D.FIR/LARCH NO.1.
4. PURLINS TO BE D.FIR DENSE #1.
5. 4X AND 6X POSTS TO BE D.FIR/LARCH NO.1.
6. WALL STUDS TO BE D.FIR/LARCH #2 GRADE OR BETTER.

B. WOOD DECKING: FLOOR DECKING SHALL BE COMMERCIAL 2 X 6 (NOMINAL TONGUE AND GROOVE DECKING, HEM-FIR OR BETTER WITH A REPETITIVE Fb OF 1450 PSI MINIMUM.

C. GLU-LAMS, LVLS AND DFS:

1. TO BE GRADE STAMPED PER A.I.T.C., D.FIR/LARCH COMBINATION 24F-V8 FOR CONTINUOUS SPANS AND D.FIR/LARCH COMBINATION 24F-V4 FOR SIMPLE SPANS, GLUED WITH WATERPROOF GLUE.

   THE STRESSES OF THE MATERIAL ARE AS FOLLOWED:

   GLB-EWS 24F-V4 BOT, Fb=2400 PSI, Fv=265PSI, E=1800KSI.
   GLB-EWS 24F-V8 T&B Fb=2400 PSI, Fv=265PSI, E=1800KSI.
   LVLS Fb=2600 PSI, Fv=285PSI, E=1900KSI.
   PARALLAM Fb=2900 PSI, Fv=290PSI, E=2000KSI.
   DF#1 Fb=1100 PSI, Fv=180PSI, E=1700KSI.
   DF#2 Fb=850 PSI, Fv=180PSI, E=1600KSI.

D. PLYWOOD:

1. ROOF SHEATHING TO BE STD 5/8" OSB OR C-D WITH EXTERIOR GLUE, IDENTIFICATION INDEX 40/20 FOR JOISTS/TRUSSES @ 16" O.C. OR 48/24 FOR JOISTS/TRUSSES @ 24" O.C. NAIL WITH 10d GLUE, IDENTIFICATION INDEX 40/20. NAIL WITH 10d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 10d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
2. FLOOR SHEATHING TO BE STD 3/4" OSB OR C-C T&G WITH EXTERIOR GLUE, IDENTIFICATION INDEX 40/20. NAIL WITH 8d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 8d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
3. EXTERIOR WALLS TO BE STD 7/16" OSB OR 1/2" C-C WITH EXTERIOR GLUE. NAIL WITH 10d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 10d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SHEATHING AND NAILING.

E. PLYWOOD WEB I JOISTS:

1. TO BE DESIGNED, DETAILED AND FABRICATED BY TRUS-JOIST AND HAVE THE APPROVAL OF ICBO.
2. JOISTS ARE TO BE DESIGNED FOR THE LIVE LOADS LISTED ABOVE AND FOR A SUPERIMPOSED DEAD LOAD OF NOT LESS THAN 15 PSF.
3. DESIGN JOISTS FOR TWICE THE WEIGHT OF MECHANICAL UNITS INDICATED ON THE PLANS IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION TECHNICAL NOTE #3, REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL UNITS REQUIRED.

F. SPECIAL TREATMENTS (AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS):

1. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL: PRESSURE TREAT WITH WOLMAN CCA PRESERVATIVE OR EQUAL AS APPROVED BY THE ARCHITECT.
2. FIRE RETARDANT: PRESSURE TREAT WITH DRICON OR EQUAL AS APPROVED THE ARCHITECT.

G. WOOD NAILING SCHEDULE:

1. JOIST TO SILL OR GIRDER, TOENAIL 3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END 2-8d
3. 1"X6" SUBFLOOR OR LESS TO EACH JOIST FACE NAIL 2-8d
4. WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 3-8d
5. SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 2-16d
7. TOP PLATE TO STUD, END NAIL 2-16d
8. STUD TO SOLE PLATE TOENAIL 4-8d OR FACE NAIL 2-16d
9. DOUBLE STUDS, FACE NAIL 16d @ 24" o.c.
10. DOUBLED TOP PLATES, FACE NAIL 16d @ 16" O.C.
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 2-16d
12. CONTINUOUS HEADER, 2 PIECES 16d @ 16"O.C. ALONG 2 EDGES
13. CEILING JOISTS TO PLATE, TOENAIL 3-8d
14. CONTINUOUS HEADER TO STUD, TOENAIL 4-8d
15. CEILING JOIST, LAPS OVER PARTITIONS FACE NAIL 3-16d
16. CEILING JOIST TO PARALLEL RAFTERS FACE NAIL 3-16d
17. RAFTER TO PLATE, TOENAIL 4-8d
18. BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8d
19. 1"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 2-8d
20. WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL 3-8d
21. BUILT UP CORNER STUDS 16d @ 24" O.C.
22. BUILT-UP GIRDERS AND BEAMS 20d @ 32"O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT EACH END @ SPLICE
23. PLANKS 2-16d AT EACH BEARING

VII. MISCELLANEOUS:

A. GYPSUM WALLBOARD: FOR SHEAR WALLS TO BE STANDARD 1/2" GYPSUM WALLBOARD, NAIL WITH 5D COOLER NAILS AT 7" O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

B. STUCCO: FOR SHEAR WALLS TO BE STANDARD 7/8" PORTLAND CEMENT PLASTER ON EXPANDED METAL OR WOVEN WIRE LATH, NAIL WITH NO.11 GAGE, 1 1/2" LONG, 7/16" HEAD NAILS OR NO.16 GAGE STAPLES WITH 7/8" LONG LEGS AT 6" O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

VIII. SPECIAL INSPECTION: SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1704.

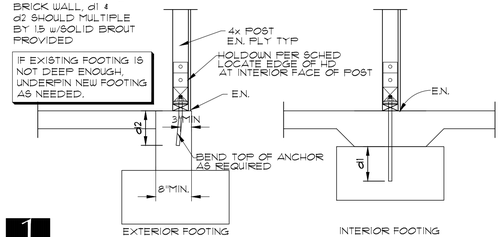
A. EPOXY BOLTS IN TENSION IF APPLY.
B. FIELD WELDING AND STEEL MOMENT CONNECTION.

HOLDOWN ALTERNATES w/ SIMPSON "SET-XP" - ESR2508					
HOLDOWNS CALLED OUT ON PLAN	SIMPSON HOLDOWNS	NEW ANCHORS SIMPSON "SET-XP"	d1*	d2*	d2 @ CORNER
HDN5	HDU2	5/8"ø	6"	6"	10"
HDN6	HDU5	5/8"ø	6"	8"	14"
HDN7	HDU8	7/8"ø	8"	14"	
HDN8	HDU11	1"ø	8"	16"	
HDN9	HDU14	1"ø	12"	20"	

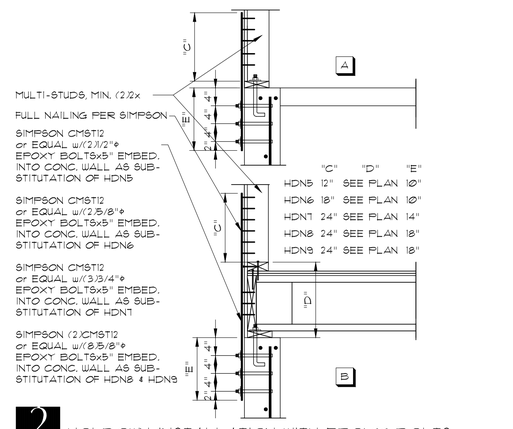
SPECIAL INSPECTION AND PULL TEST IS REQUIRED

FOR (E) DBL. WYTHE BRICK WALL, d1 & d2 SHOULD MULTIPLE BY 1.5 w/SOLID BROUT PROVIDED

IF EXISTING FOOTING IS NOT DEEP ENOUGH, UNDERPIN NEW FOOTING AS NEEDED.



1 HOLDOWN INSTALLATION WITH EPOXY BOLTS



2 HOLDOWN INSTALLATION WITH EPOXY BOLTS

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE
3/31/2023
STATE OF UTAH
12/6/2021

Shen Engineers, Inc.
Structural/Seismic Consultants
2225 e murray holladay rd #108
holladay, ut 84117
tel. 801.277.1625
hengyishen@gmail.com

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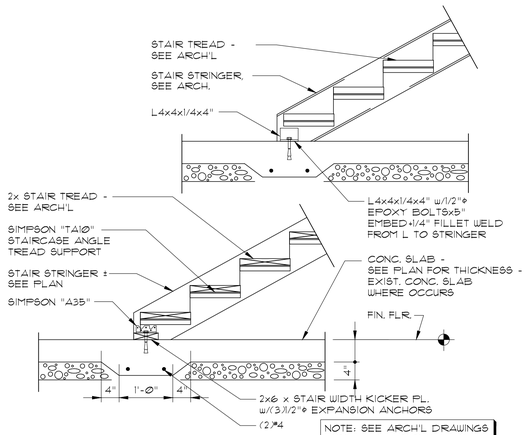
BRACH DESIGN
architecture
357 S. 200 E., SALT LAKE CITY, UTAH-801.865.7648

Project:
SUGARPLUMB TOWNHOUSE ADDITION & REMODEL
9699 BYPASS ROAD
ALTA, UTAH 84092

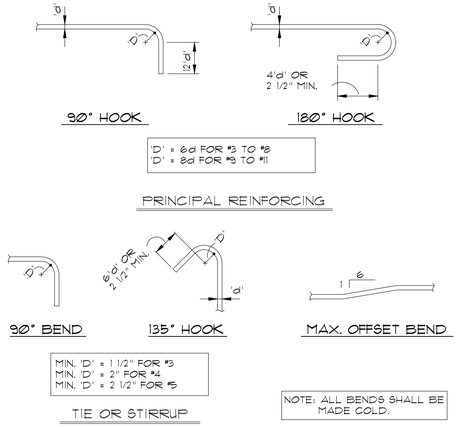
Date: 12/6/2021
Job #: SE21421

Revisions:

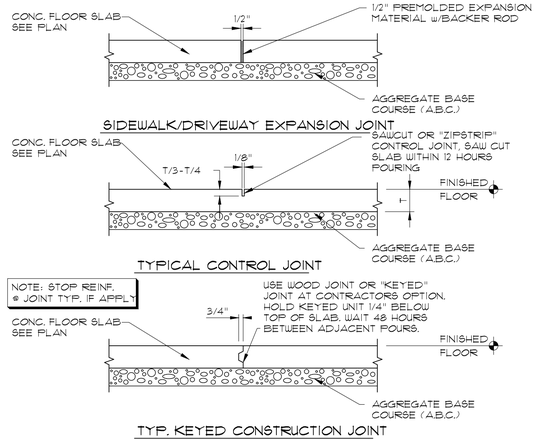
Sheet No:
S1.1



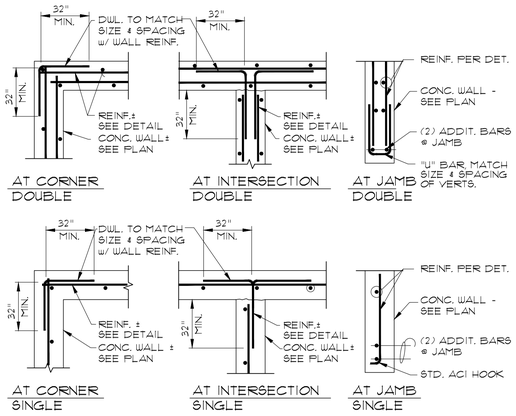
7 SUGGESTED STAIR-CONC. SLAB CONN.



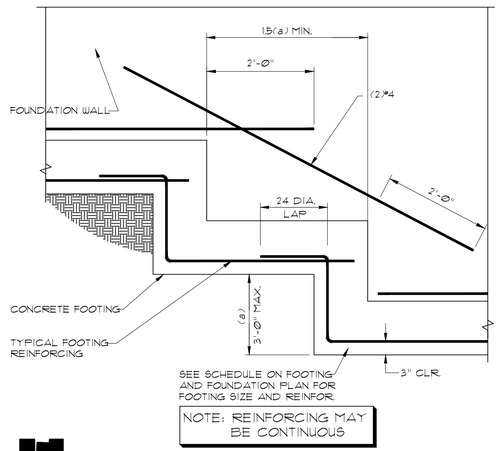
4 TYPICAL REINFORCING BAR BENDS



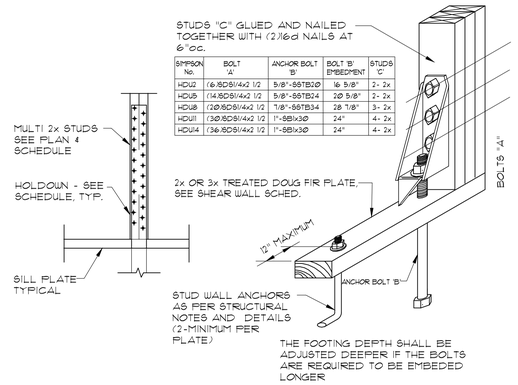
1 TYPICAL CONCRETE FLOOR JOINTS



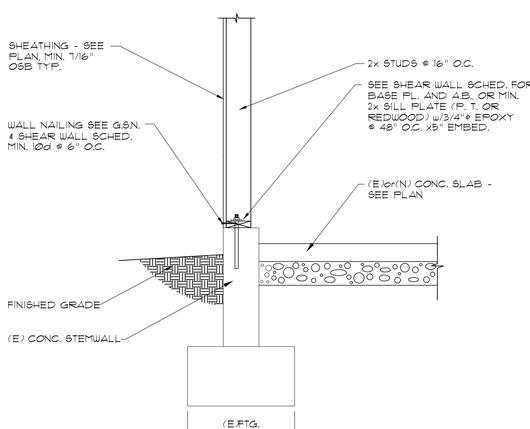
8 TYPICAL CONC. WALL REINF.



5 TYPICAL STEPPED FOOTING



2 TYPICAL HOLDOWN TO CONC.



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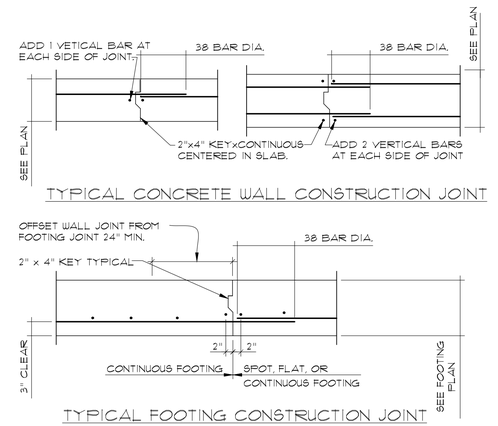
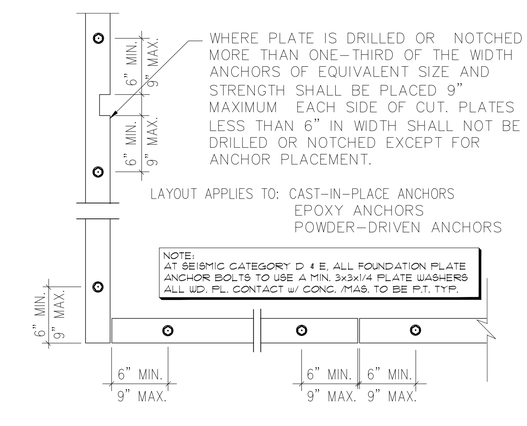


6 TYP. FTG. & WALL CONSTRUCTION JOINT



3 TYPICAL ANCHOR BOLTS LAYOUT

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Shen Engineers, Inc.
Structural/Seismic Consultants
murray, holladay, ut 84107
2225 e. 4800 s. #208
holladay, ut 84117
tel: 801.865.7648
hengshen@gmail.com

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9699 BYPASS ROAD
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Date: 12/6/2021
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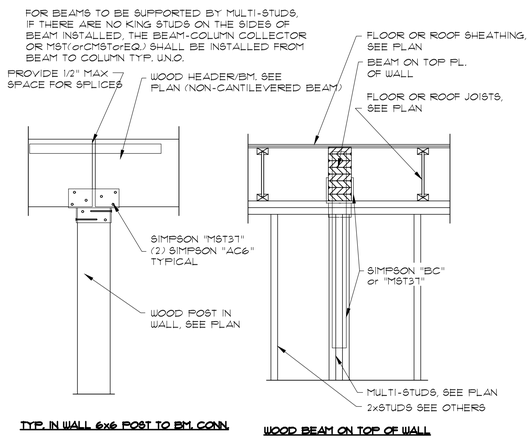
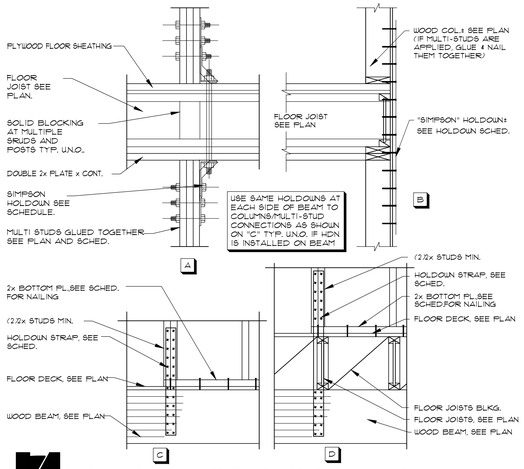
Revisions:

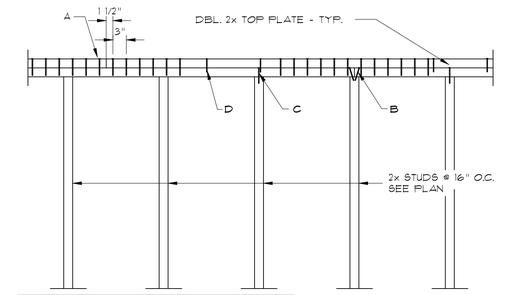
Sheet No:
S1.2



10



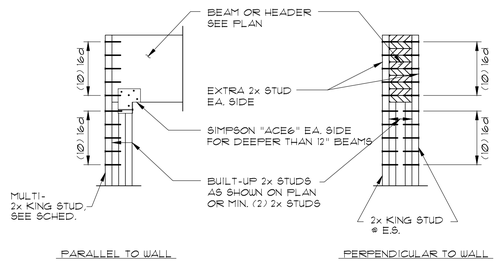
7 HOLDOWNS AT FLOOR TO FLOOR



NAILING SCHEDULE	
MARK	DESCRIPTION
A	(24) 16d NAILS AT 3"OC. .
B	2 - 16d NAILS AT THE END OF EACH PLATE (TOP OR BOTTOM) 4 - TOTAL.
C	2 - 16d NAIL AT EACH STUD.
D	NAIL TOP AND BOTTOM PLATES TOGETHER WITH 2 - 16d NAILS AT 16"O.C. TYPICAL.

THE TOP PL'S. HAVE TO BE INSTALLED CONTINOUSLY. IF THEY ARE DIS-CONTINUED BY STEEL COLUMNS, PIPES ETC., INSTALL CS16x24"MIN./12" FROM E.A. SIDE/ TO TOP PLATE TYP. U.N.O.

4 TYPICAL TOP PLATE SPLICE



NOTE: FOR BEAMS DEEPER THAN 16", ONE SIMPSON "MST60" SHALL BE USED TO CONNECT BEAM TO THE MULTI-STUDS TYP. U.N.O.

1 TYPICAL WOOD HEADER OR BEAM TO MULTI-STUDS CONNECTION

11 TYP. STEEL COLUMN TO STUD WALL CONNECTION

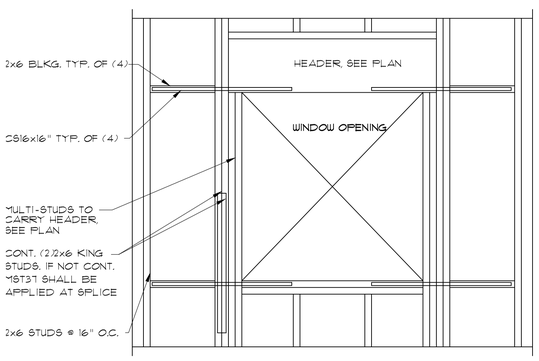
NAIL/STAPLE EQUIVALENT TABLE.				
FLOORS AND ROOF				
NAILS		STAPLES		
SIZE	SPACING	SIZE	SPACING	LENGTH
8d	6"	14 GA	6"	1 1/2"
8d	4"	14 GA	4"	1 1/2"
8d	2 1/2"	14 GA	2 1/2"	1 1/2"
8d	2"	14 GA	2"	1 1/2"
10d	6"	14 GA	4"	1 5/8"*
10d	4"	14 GA	2 1/2"	1 5/8"*
10d	2 1/2"	14 GA	2"	1 5/8"*
* IN 3/4" PLYWOOD USE 2" STAPLES				
WALL				
3/8" PLYWOOD				
8d	6"	14 GA	6"	1 3/8"
8d	4"	14 GA	4"	1 3/8"
8d	3"	14 GA	3"	1 3/8"
8d	2"	14 GA	2"	1 3/8"
1/2" PLYWOOD				
8d	6"	14 GA	6"	1 1/2"
8d	4"	14 GA	3"	1 1/2"
8d	3"	14 GA	2 1/2"	1 1/2"
10d	6"	14 GA	4"	1 1/2"
10d	4"	14 GA	3"	1 1/2"
10d	3"	14 GA	2"	1 1/2"

8 NAIL/STAPLE EQUIVALENT TABLE

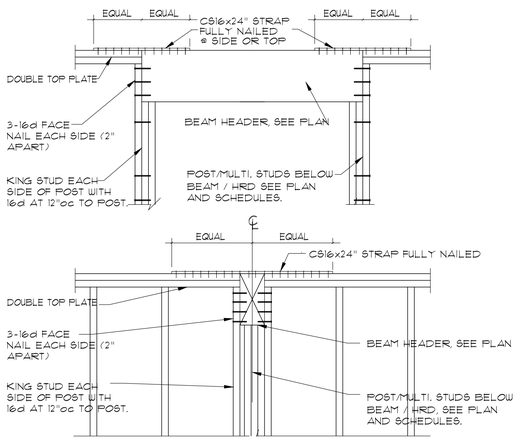
NOTE: NOTCHES AND DRILLED HOLES AS SHOWN ABOVE MAY BE USED ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER

5 TYP. HOLES AND NOTCHING IN BEAMS

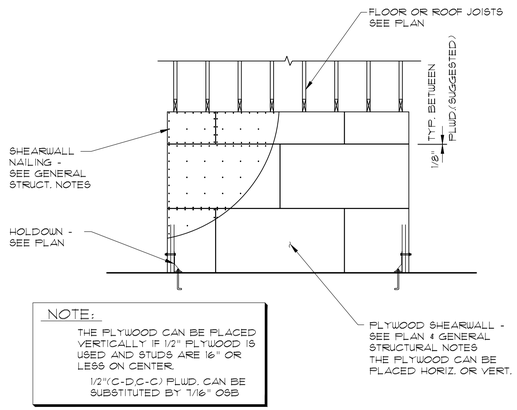
2 TYPICAL WALL INTERSECTION FRAMING



12 REINFORCED WINDOW OPNG. AS SHOWN ON PLAN AS (A)

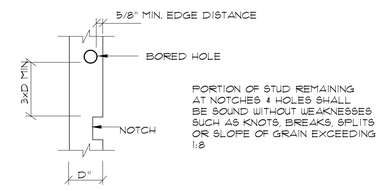


9 TYP. TOP PL. THRU BEAM HEADER IN WALL



NOTE:
THE PLYWOOD CAN BE PLACED VERTICALLY IF 1/2" PLYWOOD IS USED AND STUDS ARE 16" OR LESS ON CENTER.
1/2"(C-D,C-C.) PLWD. CAN BE SUBSTITUTED BY 7/16" OSB

6 TYPICAL SHEAR WALL ELEVATION



WOOD STUD SIZE	BEARING		NON-BEARING	
	MAX. HOLE (40%)	MAX. HOLE (25%)	MAX. HOLE (60%)	MAX. HOLE (40%)
2x4	1 3/8"	7/8"	2 1/8"	1 3/8"
2x6	2 3/16"	1 3/8"	3 5/16"	2 3/16"

3

LICENSED STRUCTURAL ENGINEER
No. 280129
HUA SHEN
EXPIRATION DATE: 2/31/2023
STATE OF UTAH
12/6/2021

Shen Engineers, Inc.
Structural/Seismic Consultants
murray holladay, ut 2225 e holladay ut 84117
tel. 8017112625
harryshen80@gmail.com

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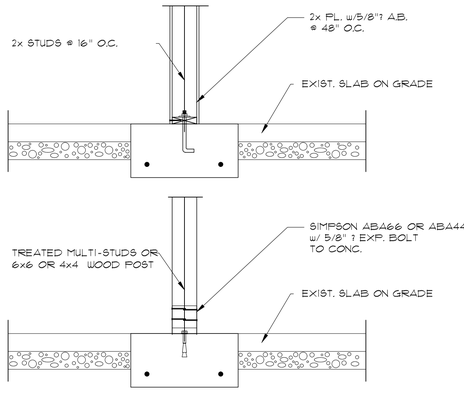
architecture
357 S. 200 E., SALT LAKE CITY, UTAH-801.865.7648

Project:
SUGARPLUMB TOWNHOUSE ADDITION & REMODEL
9699 BYPASS ROAD
ALTA, UTAH 84092

Date: 12/6/2021
Job #: SE21421
Revisions:

Sheet No:
S1.3



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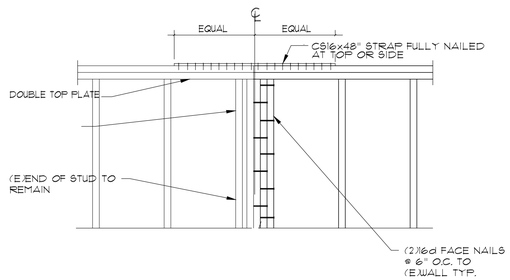
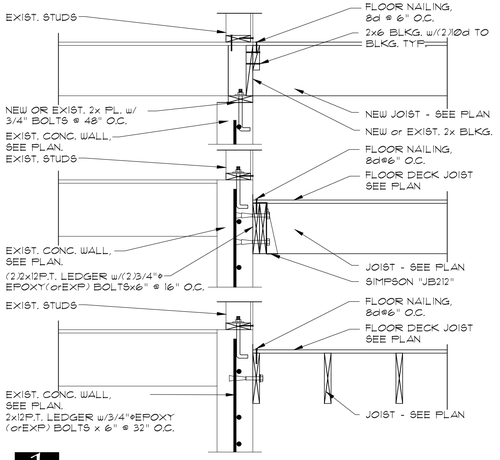


4 TYP. TOP PL. THRU NEW-EXISTING WALL



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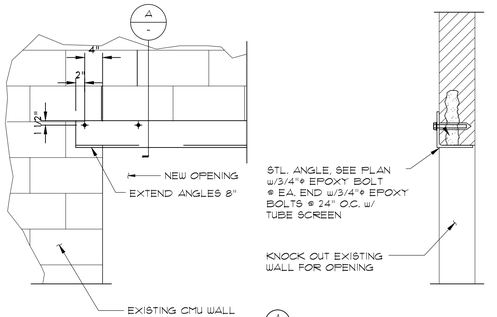
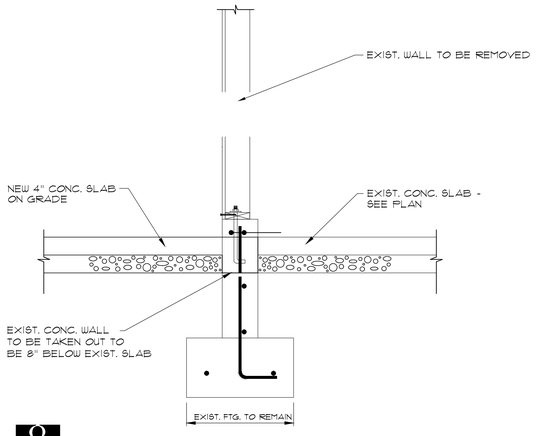


11 NEW OPENING IN C.M.U. WALL



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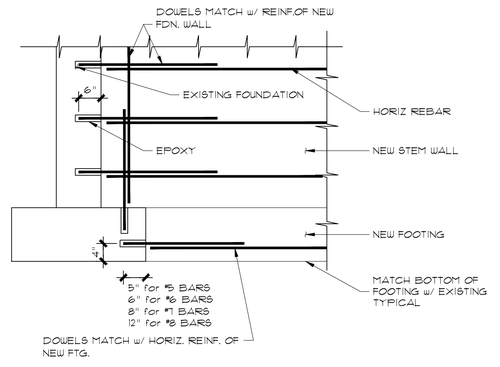
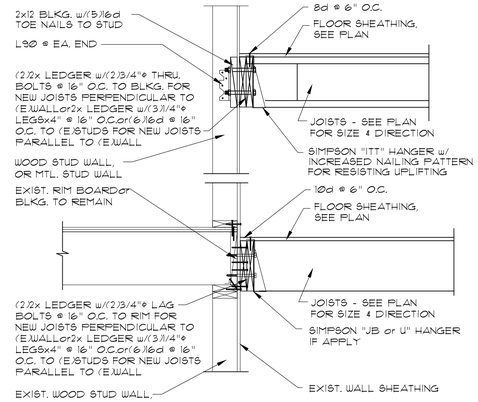


5 TYPICAL NEW FTG. TO EXIST. FTG. CONN.



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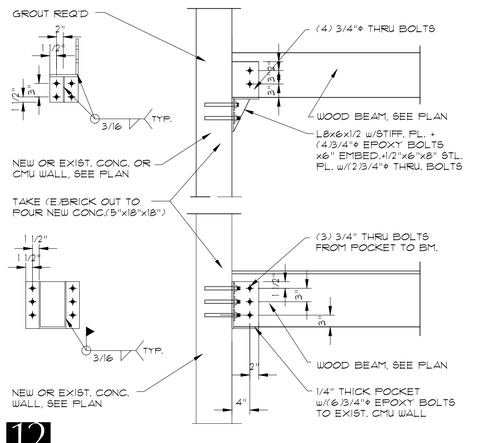

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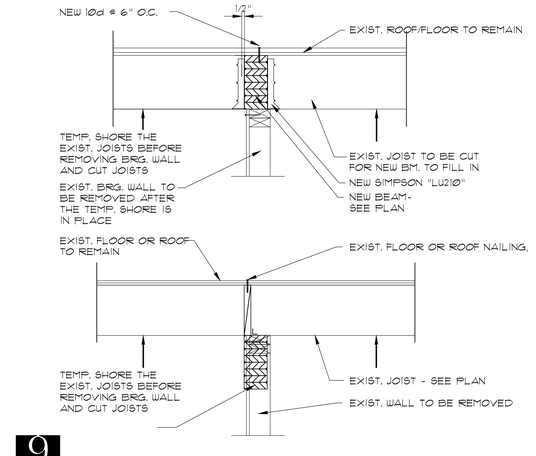

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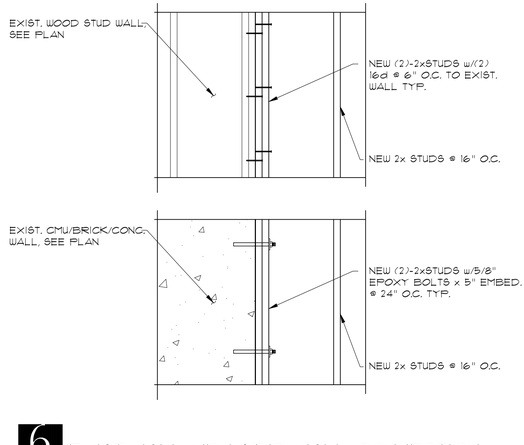
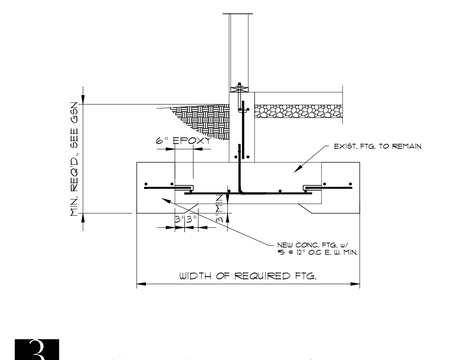


6 EXIST WALL-NEW STUD WALL CONNECTION



3 DETAIL OF WIDENING EXISTING FOOTING

LICENSED STRUCTURAL ENGINEER
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12/6/2021

Shen Engineers, Inc.
Structural/Seismic Consultants
2225 e murray holladay rd #108
holladay, ut 84117
801.865.7648
hengshen80@gmail.com

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architecture
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Project:
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ALTA, UTAH 84092

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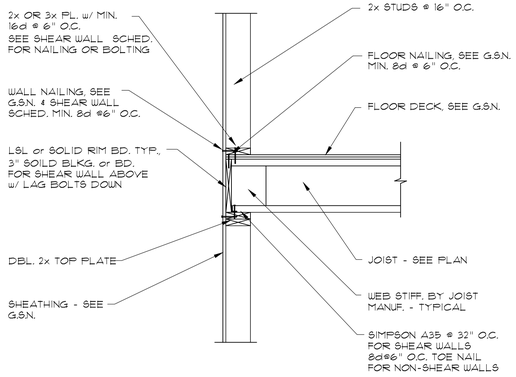
S1.4



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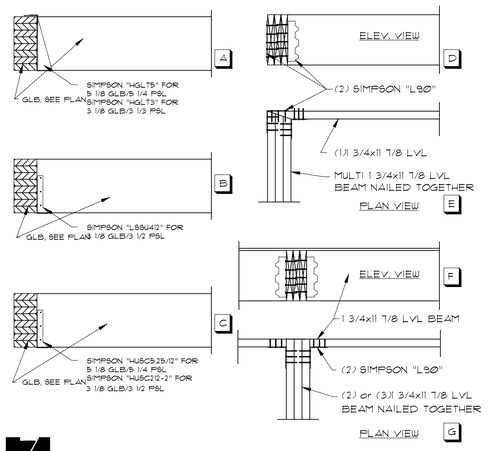

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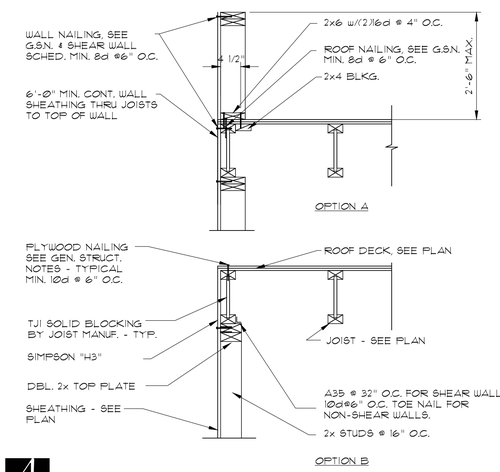

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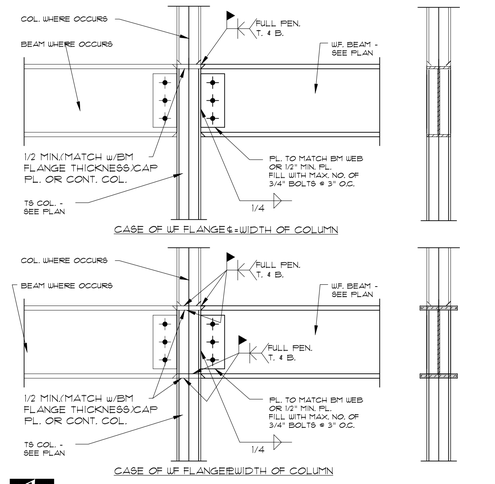

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LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 9/31/2023
STATE OF UTAH
12/6/2021

Shen Engineers, Inc.
Structural/Seismic Consultants
murray holladay, ut 84107
holladay, ut 84117
(801) 865-7648
hengineer88@gmail.com

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HDR: HEADER, SEE SCHEDULE
HDN: HOLDOWN, SEE SCHEDULE
SW: WOOD SHEAR WALL, SEE SCHEDULE
BW:BEARING WALL
BWA: BEARING WALL ABOVE
NBW: NON-BEARING WALL
OBR: OVER-BUILD ROOF
GT: GIRDER TRUSS
KP: KING POST
DJ: DOUBLE JOISTS

ROOF FRAMING PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES SHEET AND STANDARD WOOD FRAMING DETAILS FOR
   A. GENERAL STRUCTURAL NOTES
   B. TYPICAL HEADER DETAIL
   C. TYPICAL TOP PLATE SPLICE DETAIL
   D. TYPICAL SHEAR WALL DETAIL
2. K.P. = KING POST, SEE PLAN FOR SIZE & SPACE TYP.
3. ALL ROOF JOISTS OR TRUSSES ARE CALLED OUT ON PLAN. SEE PLAN FOR SIZE & SPACE TYP.
4. ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
6. PROVIDE JOIST/TRUSS BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
7. PROVIDE SOLID BLOCKING AT JOIST/TRUSS BEARING TYPICAL U.N.O.
8. PROVIDE 1/8" GAP ON ROOF DECK PLYWOOD OR FOLLOW MANUFACTURER'S SPECIFICATION.
9. SEE STANDARD DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL.
10. SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

HEADER SCHEDULE

MARK	SIZE	END BRG.	REMARKS
HDR-1	(3)2x6	(2)2x6	
HDR2	(3)2x8	(2)2x6	or (3)1 3/4x5 1/2LVL
HDR-3	(3)2x10	(2)2x6	or (3)1 3/4x7 1/4LVL
HDR-4	(3)2x12	(3)2x6	or (3)1 3/4x9 1/2LVL
HDR-5	5 1/8x12 GLB	(3)2x6	or (3)1 3/4x11 7/8LVL
HDR-6	(2)2x6	(2)2x4	
HDR-7	(2)2x8	(3)2x4	or (2)1 3/4x5 1/2LVL
HDR-8	(2)2x10	(3)2x4	or (2)1 3/4x7 1/4LVL
HDR-9	(2)2x12	(3)2x4	or (2)1 3/4x9 1/2LVL
HDR-10	3 1/8x12 GLB	(4)2x4	or (2)1 3/4x11 7/8LVL

NOTES:
1. GLULAM BEAMS SHALL BE COMBINATION SYMBOL 24F-V4 FOR REGULAR BEAM AND 24F-V8 FOR CANTILEVERED BEAM TYPICAL.
2. ALL GLULAM BEAMS TO BE ZERO CAMBER BEAMS U.N.O.
3. ALL MULTI-MEMBER BEAMS & STUDS SHALL BE NAILED TOGETHER w/(2) ROWS 16d @ 6" O.C. BOTH SIDES TYPICAL.

NUMBER OF KING STUDS ON EXTERIOR WALLS:
(FOR INTERIOR WALLS, ONE KING STUD TYP.)
ONE KING STUD FOR OPNG. 2'-0" TO 5'-0"
TWO KING STUDS FOR OPNG. 5'-0" TO 10'-0"
THREE KING STUDS FOR OPNG. 10'-0" TO 15'-0"
FOUR KING STUDS FOR OPNG. 15'-0" TO 20'-0"

TYPICAL ROOF DECK:
3/4" PLWD/OSB SHEATHING, SPAN RATING 48/24
SEE GENERAL STRUCTURAL NOTES-TYPICAL NAILING:
10d @ 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL TOP OF SHEAR WALLS
10d @ 12" O.C. AT ALL PANEL FIELD
PLACE SHEATHING LONG-WISE ACROSS FRAMING, STAGGER END JOINTS. UNBLOCKED DIAPHRAGM.

TYPICAL FLOOR DECK:
3/4" PLWD/OSB SHEATHING, SPAN RATING 40/20
SEE GENERAL STRUCTURAL NOTES-TYPICAL
GLUE AND NAIL TO ALL JOISTS
10d @ 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL TOP OF SHEAR WALLS
10d @ 12" O.C. AT ALL PANEL FIELD
PLACE SHEATHING LONG-WISE ACROSS FRAMING, STAGGER END JOINTS. UNBLOCKED DIAPHRAGM.

FLOOR FRAMING PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES AND STANDARD FRAMING DETAILS FOR
   A. GENERAL STRUCTURAL NOTES
   B. TYPICAL HEADER DETAIL
   C. TYPICAL SHEAR WALL DETAIL
   D. TYPICAL TOP PLATE SPLICE DETAIL
2. HDR-1 = HEADER, SEE HEADER SCHEDULE TYPICAL.
3. ALL FLOOR MEMBERS ARE TO BE 11 7/8" TJI 210 TYPICAL, U.N.O.
4. ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
6. PROVIDE JOIST BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
7. PROVIDE SOLID BLOCKING AT JOIST BEARING TYPICAL U.N.O.
8. PROVIDE 1/8" GAP ON WALL SHEATHING PLWD. OR FOLLOW MANUFACTURER'S SPECIFICATION.
9. SEE DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL U.N.O.
10. " -|<- INDICATES MOMENT CONN. TYP. U.N.O.
11. SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS. HOLDOWNS SHOWN ARE LAYING ON FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

SCHEDULE FOR SIMPSON HANGERS ON BEAMS AND JOISTS TYP.
USE "LSSJ/LSSR" FOR SKEWED & SLOPED JOISTS
USE "LRUZ" FOR SLOPED JOISTS.
USE "SUR/SUL/HSUR/HSUL" FOR SKEWED BEAMS
USE "HUC/HUCQ" AS CONCEALED HANGERS

	TOP MOUNT HANGERS	FACE MOUNT HANGERS
9 1/2" TJI SERIES	ITS/BA/IUP	IUS
DBL. 9 1/2" TJI	MIT/BA/ITS	MIU
11 7/8" TJI	ITS/BA/IUP	IUS
DBL. 11 7/8" TJI	MIT/BA/ITS	MIU
1 3/4x LVLorPSL	ITS/BA/IUP	HU
3 1/2x LVLorPSL	HGLT	HU/HGU
5 1/4x LVLorPSL	HGLTV	HU/HGU
7x LVLorPSL	HGLTV	HGUS
3 1/8x GLB	HGLT	
5 1/8x GLB	HGLTV	
6 3/4x GLB	HGLTV	
8 3/4x GLB	HGLST	
2x JOISTS	HU	LUS/HU
(2)2x	HUS-2TF	LUS-2/HU-2
(3)2x	HUS-3TF	LUS-3/HU-3

ON STRUCTURAL PLANS AND DETAILS, THERE ARE SOME OPTIONS. ARCHITECTS PLEASE SPECIFY THE OPTIONS. IF G.C. OR OWNER HAS ANY CONCERNS ON THE OPTIONS, CONTACT ARCHITECTS TO CLARIFY THEM TYP. U.N.O.

CONTRACTOR PLEASE SEE ARCH. DWG. FOR PLUMBING LOCATION OF BATHTUB , TOILET. PLEASE OFFSET JOISTS WHERE OCCURS. USE DOUBLE JOISTS UNDER BATHTUB, KITCHEN ISLAND, AND OTHER HEAVY STUFFS.

NOTE: FOR ALL (2)1 3/4x11 7/8LVL BM PROVIDE MIN. (2)2x6 AS END BEARINGS TYP. U.N.O.

UBI/MBI/LBI/FBI: (2)1 3/4x11 7/8 LVL
UB2/MB2/LB2/FB2: (3)1 3/4x11 7/8 LVL or 5 1/8x12 GLB

THE GLB BEAMS CAN BE SUBSTITUTED BY PSL (orLVL/BEAMS AS FOLLOWS:
(IT DOESN'T WORK FROM PSL(orLVL) TO GLB TYP.)

3 1/8x9GLB	3 1/2x9 1/2PSL/(2)1 3/4x9 1/2LVL
3 1/8x12GLB	3 1/2x11 7/8PSL/(2)1 3/4x11 7/8LVL
5 1/8x12GLB	5 1/4x11 7/8PSL/(3)1 3/4x11 7/8LVL
5 1/8x15GLB	5 1/4x16PSL/(3)1 3/4x16LVL
5 1/8x18GLB	5 1/4x18PSL/(3)1 3/4x18LVL
6 3/4x12GLB	7x11 7/8PSL/(4)1 3/4x11 7/8LVL

TYPICAL DECK PLANK:
2x6 REDWOOD (OR P.T. WOOD) w/ (2)16d @ EA. JOIST AND (4) 16d @ END OF PLANK TO EA. JOIST
TYPICAL UNLESS NOTED OTHERS

NOTE:
ALL INFORMATION WAS PROVIDED OR MEASURED BY THE GENERAL CONTRACTORS OR BY EOR. IF DURING CONSTRUCTION, THE GENERAL CONTRACTORS FIND ANY DIFFERENCES OF MEMBERS CALLOUT ON PLANS FROM THE ACTUAL CONDITIONS, PLEASE INFORM ENGINEERS FOR RE-CHECK OR RE-DESIGN TYP. U.N.O.
DURING DEMOLITION, IF THE GENERAL CONTRACTORS SEE ANY BEARING WALLS ARE REMOVED W/O BEAMS TO BE DESIGNED AND INSTALLED, INFORM ENGINEER(801.271.2625) FOR RE-CHECK OR RE-DESIGN TYP. U.N.O.

FOUNDATION PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES SHEET AND STANDARD CONCRETE DETAIL SHEET FOR
   A. GENERAL STRUCTURAL NOTES
   B. TYPICAL EXCAVATION ADJACENT TO FOOTING
   C. TYPICAL SLAB JOINT DETAILS
   D. TYPICAL STEPPED FOOTING
2. WS - DENOTES CONCRETE WALL STEP.
3. F-1 - DENOTES FOOTING MARK - SEE FOOTING SCHEDULE.
4. K.C.J. - DENOTES KEYED CONSTR. JOINT - SEE STANDARD DETAIL.
5. C.J. - DENOTES CONTROL JOINT - SEE STANDARD DETAIL.
6. F-----S - DENOTES FOOTING STEP, SEE DETAIL TYPICAL.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL PLAN FOR ALL DIMENSIONS, SLAB SLOPES & DEPRESSIONS NOT NOTED.
8. ALL SLABS ON GRADE ARE TO BE JOINTED AT NO MORE THAN 15'-0" EACH WAY USING JOINTS PER STANDARD DETAIL. IN ADDITION, NO SECTION OF CONCRETE SHALL HAVE AN ASPECT RATIO OF GREATER THAN 1 1/2:1. PROVIDE (2) #4 x 4'-0" MID-HEIGHT SLAB BARS ADJACENT TO ALL DISCONTINUOUS JOINT LOCATIONS. ALL COLUMN ISOLATION JOINT CORNERS ARE TO BE INTERSECTED BY A SLAB JOINT OR REINFORCED WITH SLAB BARS PER ABOVE. SUBMIT COMPLETE JOINT LAYOUT PLAN TO THE ARCHITECT FOR PRIOR REVIEW.
9. ALL WOOD TO CONTACT W/ CONC. OR MASONRY TO BE P.T. OR REDWOOD TYP.
10. ALL FOUNDATION PL. ANCHOR BOLTS TO USE A MIN. 3x3x1/4 PL. WASHERS TYP.

CONCRETE POUR NOTES:

1. VERIFY FTG STEP LOCATIONS AND HEIGHT IN FIELD PRIOR TO FORMING FOOTINGS. MAKE FTG REBAR CONTINUOUS THROUGH FTGS WITH BENT BARS AT CORNERS. LAP BARS 40 BAR DIAMETERS AT SPLICES AND TIE.
2. DO NOT POUR ANY CONCRETE UNTIL THE FORMS ARE ADEQUATELY BOLSTERED AND SUPPORTED AND ALL REBAR IS IN PLACE AND SECURED.
3. DO NOT PERMIT FIN. GRADE TO COME CLOSER THAN 6" TO TOP OF CONCRETE.
4. FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8'-0", FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.
5. PROVIDE A U-FER GROUND DURING CONSTRUCTION OF FOOTING & FOUNDATION.
6. ALL FASTENERS (IE NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (IE SILL PLATES) SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER/MEET THE REQUIREMENTS OF IBC 2304.9.5.)
7. ALL L ANGLES FOR SUPPORTING VENEERS ARE HOT-DIPPED GALVANIZED.

FIN. FLR. = (SEE ARCH. DWG.)

4" CONCRETE FLOOR SLAB w/ 6x6-W1.4xW1.4 WWF OVER 4" AGGREGATE BASE COURSE-(A.B.C.) TYPICAL U.N.O.

SHEARWALL SCHEDULE

MARK	SHEATHING			BOTTOM PLATE	NAILING THRU FLOOR	PANEL EDGE STUD	A35 BLKG. TO TOP PL. WHERE DRAG OCCURS
	PLYWOOD	EDGE NAILING	INTER. NAILING		ANCHOR BOLTS TO CONC.		
SW1	1/2" (C-D, C-C)	10d @ 6" O.C.	10d @ 12" O.C.	2xPL.	16d @ 6" O.C.	--	@ 24" O.C.
					3/4" A.B. x 10" @ 48" O.C.		
SW2	1/2" (C-D, C-C)	10d @ 4" O.C.	10d @ 12" O.C.	2xPL.	16d @ 3" O.C.	--	@ 16" O.C.
					3/4" A.B. x 10" @ 16" O.C.		
SW3	1/2" (C-D, C-C)	10d @ 3" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 8" O.C.	2xBLKG. MIN.	@ 12" O.C.
					3/4" A.B. x 10" @ 24" O.C.	3x STUDS MIN.	
SW4	1/2" (C-D, C-C)	10d @ 2" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 8" O.C.	2xBLKG. MIN.	@ 9" O.C.
					3/4" A.B. x 10" @ 24" O.C.	3x STUDS MIN.	
SW5	DBL.1/2"(C-D,C-C)	10d @ 4" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 6" O.C.	2xBLKG. MIN.	@ 8" O.C.
					3/4" A.B. x 10" @ 16" O.C.	3x STUDS MIN.	
SW6	DBL.1/2"(C-D,C-C)	10d @ 3" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 5" O.C.	2xBLKG. MIN.	@ 6" O.C.
					3/4" A.B. x 10" @ 12" O.C.	3x STUDS MIN.	

NOTE: FOR DOUBLE SIDED PLYWOOD SHEAR WALLS, THE PANEL JOINTS ON BOTH FACES TO BE OFFSET TO FALL ON DIFFERENT STUDS TYPICAL.
1/2"(C-D,C-C) PLWD CAN BE SUBSTITUTED BY 7/16" OSB TYP. U.N.O.
FOR SW4, FRAMING AT PANEL EDGES TO BE 3x STUD AND NAILS TO BE STAGGERED TYP.
WHERE LAG BOLTS TO BE USED, THE RIM JOIST OR JOIST BLOCKING TO BE MIN. 3x MEMBER TYP.

HOLDOWN SCHEDULE

MARK	HOLDOWN EACH END			LOCATION
	TYPE	END STUD	ANCHOR BOLT	
HDN1	MST37	(2)2x STUDS MIN.	--	FLOOR TO FLOOR
HDN2	MST60	(2)2x STUDS MIN.	--	FLOOR TO FLOOR
HDN3	DBL. MST60	(4)2x STUDS MIN. or 6x6	--	FLOOR TO FLOOR
HDN4	HD12	(4)2x STUDS MIN. or 6x6	--	FLOOR TO FLOOR
HDN5	HDU2/HDC5/HTT4 STHD10or12/ORJ	(2)2x STUDS MIN.	SDS2.5/65TB16	FOUNDATION
HDN6	HDU5/HD7/ STHD14or16RJ	(2)2x STUDS MIN.	SDS2.5/65TB24	FOUNDATION
HDN7	HDU8/HDQ8	(3)2x STUDS MIN.	SDS2.5/65TB28	FOUNDATION
HDN8	HDU11/HDQ8	(3)2x STUDS MIN.	SDS2.5/6B1x30	FOUNDATION
HDN9	HDU14/HD12	(3)2x STUDS MIN.	SDS2.5/6B1x30	FOUNDATION

NOTE: SAME SIZE EPOXY BOLTS CAN BE USED AS SUBSTITUTION OF SSTB'S ANCHOR BOLTS TYP.
SEE SIMPSON'S FOR MIN. EMBEDED LENGTH.

LVL NAILING/BOLTING SCHEDULE:
ALL NAILS AND BOLTS ARE 2" FROM T&B

(2)1 3/4"x5 1/2"LVLS, (2)16d @ 12" O.C.
(2)1 3/4"x7 1/4"LVLS, (3)16d @ 12" O.C.
(2)1 3/4"x9 1/2"LVLS, (4)16d @ 6" O.C.
(2)1 3/4"x11 7/8"LVLS, (5)16d @ 6" O.C.
(2)1 3/4"x16"LVLS, (6)16d @ 6" O.C.
(2)1 3/4"x18"LVLS, (7)16d @ 6" O.C.

(3)1 3/4"x5 1/2"LVLS, (2)16d @ 12" O.C. E.S.
(3)1 3/4"x7 1/4"LVLS, (3)16d @ 12" O.C. E.S.
(3)1 3/4"x9 1/2"LVLS, (4)16d @ 6" O.C. E.S.
(3)1 3/4"x11 7/8"LVLS, (5)16d @ 6" O.C. E.S.
(3)1 3/4"x16"LVLS, (6)16d @ 6" O.C. E.S.
(3)1 3/4"x18"LVLS, (7)16d @ 6" O.C. E.S.

(4)1 3/4"x7 1/4"LVLS, (2)1/4"ø LAG BOLTS @ 24" O.C.
(4)1 3/4"x9 1/2"LVLS, (2)1/4"ø LAG BOLTS @ 16" O.C.
(4)1 3/4"x11 7/8"LVLS, (3)1/4"ø LAG BOLTS @ 12" O.C.
(4)1 3/4"x16"LVLS, (4)1/4"ø LAG BOLTS @ 16" O.C. E.S.
(4)1 3/4"x18"LVLS, (5)1/4"ø LAG BOLTS @ 12" O.C. E.S.

(5)1 3/4"x7 1/4"LVLS, (3)1/4"ø LAG BOLTS @ 32" O.C. E.S.
(5)1 3/4"x9 1/2"LVLS, (3)1/4"ø LAG BOLTS @ 24" O.C. E.S.
(5)1 3/4"x11 7/8"LVLS, (4)1/4"ø LAG BOLTS @ 16" O.C. E.S.
(5)1 3/4"x16"LVLS, (5)1/4"ø LAG BOLTS @ 16" O.C. E.S.
(5)1 3/4"x18"LVLS, (6)1/4"ø LAG BOLTS @ 12" O.C. E.S.

⚠2 INDICATES WINDOW OPENING REINFORCEMENT, SEE DETAIL 12/S13 TYP.

ALL DBL. 2x JOISTS ARE TO BE CONNECTED w/GLUE AND w/(5)16d @ 6" Ø.C.
ALL DBL. TJI JOISTS ARE TO BE CONNECTED w/STIFF. PL.+GLUE w/(5)16d @ 6" O.C.
ALL MICRO-LAM DBL. BEAMS ARE TO BE CONNECTED w/GLUE AND (5)16d @ 6" O.C.
ALL DBL. STUDS ARE TO BE CONNECTED WITH (2)10d @ 6" O.C. STAGGERED

ICC ESR APPROVAL NUMBERS
TJI JOISTS: ICC ESR-1153
MICROLAMS: ICC ESR-2015
PARALLAMS: ICC ESR-2015

WOOD STUD WALLS ARE TO BE 2x6 DF#2 GRADE STUDS @ 16" O.C. OR BETTER TYP. U.N.O.

WOOD STUD WALL SCHEDULE

TYPE \ MARK / HEIGHT	2x4 DF#2 @ 16" O.C.	2x6 DF#2 @ 16" O.C.	2x6 DF#2 @ 12" O.C.	1 3/4x5 1/2 LVL@16"O.C.	1 3/4x5 1/2 LVL@12"O.C.	2x8DF#2 @16"O.C.	1 3/4x7 1/4 LVL@16"O.C.
NON-BEARING INTERIOR WALLS	16'-0"	24'-0"	--				
BEARING INTERIOR WALLS	12'-0"	20'-0"	--				
NON-BEARING EXTERIOR WALLS	10'-0"	16'-0"	18'-0"				
BEARING EXTERIOR WALLS	8'-0"	12'-0"	16'-0"	18'-0"	21'-0"	18'-0"	25'-0"

NOTES: 1. FOR THE CASE NOT FOUND HERE, INFORM ENG. FOR DESIGN.

DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

CEILING JOIST SCHEDULE

2x4 STUD GRADE @ 24"/16" O.C.	2x6 DF#2 GRADE @ 24"/16" O.C.	2x8 DF#2 GRADE @ 24"/16" O.C.	REMARKS
11'/12'	16'/18'	22'/24'	

NOTES: FOR THE CASE NOT FOUND HERE, INFORM ENG. FOR DESIGN.

EPOXY BOLTS CALLED OUT ON PLAN ARE SIMPSON "SET" FOR CMU APPLICATION (ICC ESR1772) & HILTI HIT RE 500-SD EPOXY BOLTS FOR CONC. APPLICATIONS (ICC ES ESR 2322).
THE INSTALLING REQUIREMENT FOR ANCHOR BOLTS AND/OR REBAR DOWELS ARE AS FOLLOWED:
DIAMETER/DRILL DIA/EMBED. DEPTH/EDGE DIST./SPACING DIST.
1/2" / 5/8" / 4 1/4" / 13 1/4" / 6 3/8"
5/8" / 3/4" / 5" / 13/4" / 7 1/2"
3/4" / 7/8" / 6 3/4" / 13/4" / 10 1/8"

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2023
STATE OF UTAH
12/6/2021

Shen Engineers, Inc.
Structural/Seismic Consultants
2225 e murray holladay rd #208
holladay, ut 84117
tel: 801.271.2625
hengshen@gmail.com

ALL PLANS, DETAILS & CALCULATIONS PREPARED BY SHEN ENGINEERS ARE THE PROPERTY OF SHEN ENGINEERS & SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHEN ENGINEERS.

BRACH DESIGN
architecture
357 S. 200 E., SALT LAKE CITY, UTAH-801.865.7648

Project:
SUGARPLUMB TOWNHOUSE ADDITION & REMODEL
9699 BYPASS ROAD
ALTA, UTAH 84092

Date: 12/6/2021
Job #: SE21421
Revisions:

Sheet No:
S1.6

Fw: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

September 2, 2023 12:54 PM

From: "Patrick Hogle" <pkhogle@hotmail.com>

To: "Jack Berry" <jack@rockhillengineering.com>

FYI

From: dennismcevoy@comcast.net <dennismcevoy@comcast.net>
Sent: Wednesday, August 23, 2023 6:47 PM
To: 'natalie peak2peaklegal.com' <natalie@peak2peaklegal.com>; scottpeterson39@comcast.net <scottpeterson39@comcast.net>; christina.peterson1@comcast.net <christina.peterson1@comcast.net>; mcrothman@gmail.com <mcrothman@gmail.com>; kimworsencroft@comcast.net <kimworsencroft@comcast.net>; mccormack.rob@gmail.com <mccormack.rob@gmail.com>; michaelschmertzler@me.com <michaelschmertzler@me.com>; daskew@usalco.com <daskew@usalco.com>; pkhogle@hotmail.com <pkhogle@hotmail.com>
Cc: 'Frank Perkins' <fperkins@xmission.com>
Subject: RE: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I - PLEASE READ- YOUR VOTE IS REQUIRED

I approve.

Dennis McEvoy – Unit 2

From: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>
Sent: Wednesday, August 23, 2023 5:00 PM
To: scottpeterson39@comcast.net; christina.peterson1@comcast.net; mcrothman@gmail.com; dennismcevoy@comcast.net; kimworsencroft@comcast.net; mccormack.rob@gmail.com; michaelschmertzler@me.com; daskew@usalco.com; pkhogle@hotmail.com
Cc: Frank Perkins <fperkins@xmission.com>
Subject: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED
Importance: High

Dear Owners,
My name is Natalie Segall and I'm the attorney for the Sugarplum Condominium Phase I Owners' Association.

PLEASE VOTE ON OR BEFORE AUGUST 31, 2023, VIA EMAIL. YOU CAN SIMPLY REPLY TO THIS EMAIL "I APPROVE" or "I DON'T APPROVE."

Pursuant to Section 7.02 of the Bylaws of Sugarplum Phase I Condominiums Association of Unit Owners, by unanimous vote of the Management Committee (the "MC"), a special meeting of the Members has been called to address and vote on the following:

1. The Owner of Unit 6, Patrick Hogle, has submitted plans to the MC remodel, amend and otherwise alter Unit 6 according to the plans and specifications attached. Such remodel includes conversion of a portion of the Common Areas and Facilities and/or Limited Common Areas and/or Facilities to private use, specifically construction of a deck between Unit 5 and Unit 6 in the Common Area.

2. As a condition of approval of Mr. Hogle's plans and issuance of a building permit for such work, the Town of Alta is requiring Sugarplum Phase I Condominiums to amend the Map on file to reflect the accurate square footage of all Units, some of which have increased over time due to owners converting Common Areas and/or Limited Common Areas and Facilities to private use. Accordingly, an amended Map has been prepared and is attached.

Fw: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

September 2, 2023 12

From: "Patrick Hogle" <pkhogle@hotmail.com>

To: "Jack Berry" <jack@rockhillengineering.com>

FYI

From: Michael Rothman <mcrothman@gmail.com>
Sent: Thursday, August 24, 2023 11:20 AM
To: scottpeterson39@comcast.net <scottpeterson39@comcast.net>
Cc: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>; christina.peterson1@comcast.net <christina.peterson1@comcast.net>; dennismcevoy@comcast.net <dennismcevoy@comcast.net>; kimworsencroft@comcast.net <kimworsencroft@comcast.net>; mccormack.rob@gmail.com <mccormack.rob@gmail.com>; michaelschmertzler@me.com <michaelschmertzler@me.com>; daskew@usalco.com <daskew@usalco.com>; pkhogle@hotmail.com <pkhogle@hotmail.com>; Frank Perkins <fperkins@xmission.com>
Subject: Re: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

I approve the proposal.

Michael Rothman

On Thu, Aug 24, 2023 at 12:15 PM <scottpeterson39@comcast.net> wrote:

> Natalie,
>
> I approve, as proposed.
>
> Scott Peterson
> 801-455-6464
>
> **From:** natalie peak2peaklegal.com <natalie@peak2peaklegal.com>
> **Sent:** Wednesday, August 23, 2023 6:00 PM
> **To:** scottpeterson39@comcast.net; christina.peterson1@comcast.net; mcrothman@gmail.com; dennismcevoy@comcast.net; kimworsencroft@comcast.net; mccormack.rob@gmail.com; michaelschmertzler@me.com; daskew@usalco.com; pkhogle@hotmail.com
> **Cc:** Frank Perkins <fperkins@xmission.com>
> **Subject:** SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED
> **Importance:** High
>
> Dear Owners,
> My name is Natalie Segall and I'm the attorney for the Sugarplum Condominium Phase I Owners' Association.
>
> **PLEASE VOTE ON OR BEFORE AUGUST 31, 2023, VIA EMAIL. YOU CAN SIMPLY REPLY TO THIS EMAIL "I APPROVE" or "I DON'T APPROVE."**

Fw: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

September 2...

From: "Patrick Hogle" <pkhogle@hotmail.com>

To: "Jack Berry" <jack@rockhillengineering.com>

FYI

From: MICHAEL SCHMERTZLER <michaelschmertzler@me.com>
Sent: Thursday, August 24, 2023 11:34 AM
To: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>
Cc: scottpeterson39@comcast.net <scottpeterson39@comcast.net>; christina.peterson1@comcast.net <christina.peterson1@comcast.net>; mcrothman@gmail.com <mcrothman@gmail.com>; dennismcevoy@comcast.net <dennismcevoy@comcast.net>; kimworsencroft@comcast.net <kimworsencroft@comcast.net>; mccormack.rob@gmail.com <mccormack.rob@gmail.com>; daskew@usalta.com <daskew@usalta.com>; pkhogle@hotmail.com <pkhogle@hotmail.com>; Frank Perkins <fperkins@xmission.com>
Subject: Re: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

I approve.

Sent from my iPhone

> On Aug 23, 2023, at 8:00 PM, natalie peak2peaklegal.com <natalie@peak2peaklegal.com> wrote:
>
> Dear Owners,
> My name is Natalie Segall and I'm the attorney for the Sugarplum Condominium Phase I Owners' Association.
>
> **PLEASE VOTE ON OR BEFORE AUGUST 31, 2023, VIA EMAIL. YOU CAN SIMPLY REPLY TO THIS EMAIL "I APPROVE" or "I DON'T APPROVE."**
>
> Pursuant to Section 7.02 of the Bylaws of Sugarplum Phase I Condominiums Association of Unit Owners, by unanimous vote of the Management Committee (the "MC"), a special meeting of the Members has been called to address and vote on the following:
>
> 1. The Owner of Unit 6, Patrick Hogle, has submitted plans to the MC remodel, amend and otherwise alter Unit 6 according to the plans and specifications attached. Such remodel includes conversion of a portion of the Common Areas and Facilities and/or Limited Common Areas and/or Facilities to private use, specifically construction of a deck between Unit 5 and Unit 6 in the Common Area.
>
> 2. As a condition of approval of Mr. Hogle's plans and issuance of a building permit for such work, the Town of Alta is requiring Sugarplum Phase I Condominiums to amend the Map on file to reflect the accurate square footage of all Units, some of which have increased over time due to owners converting Common Areas and/or Limited Common Areas and Facilities to private use. Accordingly, an amended Map has been prepared and is attached.
>
> 3. In order to amend the Map which will convert certain areas of Common Areas and/or Limited Common Areas and Facilities to private ownership and adjust the square footage ownership of certain Units, thereby adjusting each owner's share of ownership of the Common Areas and Facilities, an affirmative vote of two-thirds (2/3) of the Owners is needed.

From: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>
Sent: Thursday, August 24, 2023 3:48 PM
To: Patrick Hogle <pkhogle@hotmail.com>; jack@rockhillengineering.com <jack@rockhillengineering.com>
Cc: Frank Perkins <fperkins@xmission.com>
Subject: Sugarplum Condominiums Phase I - Association Vote - Approved

Dear Patrick and Jack,

The special meeting of the owners of Sugarplum Condominiums Phase I was held to vote on the issues outlined in the attached special meeting notice. The owners of the Association voted in favor of the proposed modifications to Unit 6 (attached) and to document those modifications and previous modifications in the amended plat and Fourth Amendment to the CC&Rs (both attached).

Jack, once you have definite SQF numbers for the units, please forward them to me so I can update the Fourth Amendment to the CC&Rs.

You can forward this email to your contact at the Town of Alta to obtain the building permit.

Thank you and please let me know if you have any questions.

Natalie

OUR OFFICE WILL BE CLOSED FROM SEPTEMBER 1, 2023 THROUGH SEPTEMBER 20, 2023. WE WILL NOT HAVE ACCESS TO EMAIL OR VOICEMAIL DURING OUR VACATION. IF YOU SHOULD NEED LEGAL ASSISTANCE DURING THIS TIME, PLEASE CONTACT ROBERT SAUNDERS AT (435) 901-2212.

Sincerely yours,

Natalie C. Segall, Esq.*
SEGALL & BANKO
PEAK2PEAKLEGAL
A Professional Limited Liability Company
4571 Hidden Cove Road
Park City, Utah 84098
Tel: (435) 615-7474
Fax: (435) 615-7514
Email: natalie@peak2peaklegal.com

*Ms. Segall is licensed in Utah, Colorado and New York

VISIT US AT: www.peak2peaklegal.com

Fw: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

September 4, 2023 10:39 AM

From: "Patrick Hogle" <pkhogle@hotmail.com>

To: "Jack Terry" <jack@rockhillengineering.com>

FYI

From: Patrick Hogle <pkhogle@hotmail.com>
Sent: Thursday, August 24, 2023 8:53 AM
To: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>; scottpeterson39@comcast.net <scottpeterson39@comcast.net>; christina.peterson1@comcast.net <christina.peterson1@comcast.net>; mcrothman@gmail.com <mcrothman@gmail.com>; dennismcevoy@comcast.net <dennismcevoy@comcast.net>; kimworsencroft@comcast.net <kimworsencroft@comcast.net>; mccormack.rob@gmail.com <mccormack.rob@gmail.com>; michaelschmertzler@me.com <michaelschmertzler@me.com>; daskew@usalco.com <daskew@usalco.com>
Cc: Frank Perkins <fperkins@xmission.com>
Subject: Re: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

I approve
Thank you,
Patrick Hogle

From: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>
Sent: Wednesday, August 23, 2023 5:59:58 PM
To: scottpeterson39@comcast.net <scottpeterson39@comcast.net>; christina.peterson1@comcast.net <christina.peterson1@comcast.net>; mcrothman@gmail.com <mcrothman@gmail.com>; dennismcevoy@comcast.net <dennismcevoy@comcast.net>; kimworsencroft@comcast.net <kimworsencroft@comcast.net>; mccormack.rob@gmail.com <mccormack.rob@gmail.com>; michaelschmertzler@me.com <michaelschmertzler@me.com>; daskew@usalco.com <daskew@usalco.com>; pkhogle@hotmail.com <pkhogle@hotmail.com>
Cc: Frank Perkins <fperkins@xmission.com>
Subject: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

Dear Owners,
My name is Natalie Segall and I'm the attorney for the Sugarplum Condominium Phase I Owners' Association.

PLEASE VOTE ON OR BEFORE AUGUST 31, 2023, VIA EMAIL. YOU CAN SIMPLY REPLY TO THIS EMAIL "I APPROVE" or "I DON'T APPROVE."

Pursuant to Section 7.02 of the Bylaws of Sugarplum Phase I Condominiums Association of Unit Owners, by unanimous vote of the Management Committee (the "MC"), a special meeting of the Members has been called to address and vote on the following:

1. The Owner of Unit 6, Patrick Hogle, has submitted plans to the MC remodel, amend and otherwise alter Unit 6 according to the plans and specifications attached. Such remodel includes conversion of a portion of the Common Areas and Facilities and/or Limited Common Areas and/or Facilities to private use, specifically construction of a deck between Unit 5 and Unit 6 in the Common Area.

2. As a condition of approval of Mr. Hogle's plans and issuance of a building permit for such work, the Town of Alta is requiring Sugarplum Phase I Condominiums to amend the Map on file to reflect the accurate square footage of all Units, some of which have increased over time due to owners converting Common Areas and/or Limited Common Areas and Facilities to private use. Accordingly, an amended Map has been prepared and is attached.

Fw: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

September 2, 2023 12:59

from: "Patrick Hogle" <pkhogle@hotmail.com>

to: "Jack Berry" <jack@rockhillengineering.com>

FYI

From: Rob McCormack <mccormack.rob@gmail.com>
Sent: Wednesday, August 23, 2023 6:38 PM
To: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>
Cc: scottpeterson39@comcast.net <scottpeterson39@comcast.net>; christina.peterson1@comcast.net <christina.peterson1@comcast.net>; mrolfman@gmail.com <mrolfman@gmail.com>; dennismcevoy@comcast.net <dennismcevoy@comcast.net>; kimworsencroft@comcast.net <kimworsencroft@comcast.net>; michaelschmertzler@me.com <michaelschmertzler@me.com>; daskew@usalco.com <daskew@usalco.com>; pkhogle@hotmail.com <pkhogle@hotmail.com>; Frank Perkins <fperkins@xmission.com>
Subject: Re: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

I approve.

Good luck with your renovation Patrick.

Best regards,
Rob

On Wed, Aug 23, 2023 at 8:00PM natalie peak2peaklegal.com <natalie@peak2peaklegal.com> wrote:

Dear Owners,
My name is Natalie Segall and I'm the attorney for the Sugarplum Condominium Phase I Owners' Association.

PLEASE VOTE ON OR BEFORE AUGUST 31, 2023, VIA EMAIL. YOU CAN SIMPLY REPLY TO THIS EMAIL "I APPROVE" or "I DON'T APPROVE."

Pursuant to Section 7.02 of the Bylaws of Sugarplum Phase I Condominiums Association of Unit Owners, by unanimous vote of the Management Committee (the "MC"), a special meeting of the Members has been called to address and vote on the following:

1. The Owner of Unit 6, Patrick Hogle, has submitted plans to the MC remodel, amend and otherwise alter Unit 6 according to the plans and specifications attached. Such remodel includes conversion of a portion of the Common Areas and Facilities and/or Limited Common Areas and/or Facilities to private use, specifically construction of a deck between Unit 5 and Unit 6 in the Common Area.

2. As a condition of approval of Mr. Hogle's plans and issuance of a building permit for such work, the Town of Alta is requiring Sugarplum Phase I Condominiums to amend the Map on file to reflect the accurate square footage of all Units, some of which have increased over time due to owners converting Common Areas and/or Limited Common Areas and Facilities to private use. Accordingly, an amended Map has been prepared and is attached.

3. In order to amend the Map which will convert certain areas of Common Areas and/or Limited Common Areas and Facilities to private ownership and adjust the square footage ownership of certain Units, thereby adjusting each owner's share of ownership of the Common Areas and Facilities, an affirmative vote of two-thirds (2/3) of the Owners is needed.

4. An amendment to the Amended and Restated Declaration of Condominium of the Sugarplum Phase I Condominiums ("CC&RS") is required to update Appendix A with current square footage measurements and corresponding share of ownership of the Common Areas and Facilities. A proposed Fourth Amendment to the Declaration is attached.

YOUR VOTE IS REQUIRED. YOU ARE VOTING ON THE FOLLOWING - PLANS, THE AMENDED MAP AND THE PROPOSED FOURTH AMENDMENT ARE ATTACHED TO THIS EMAIL:

a. APPROVAL OF UNIT 6's PLANS WHICH INCLUDE AN ENCROACHMENT INTO THE COMMON AREAS AND FACILITIES

Fw: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

September 2, 2023 12:53

From: "Patrick Hogle" <pkhogle@hotmail.com>

To: "Jack Berry" <jack@rockhillengineering.com>

FYI

From: scottpeterson39@comcast.net <scottpeterson39@comcast.net>
Sent: Thursday, August 24, 2023 11:14 AM
To: 'natalie peak2peaklegal.com' <natalie@peak2peaklegal.com>; christina.peterson1@comcast.net <christina.peterson1@comcast.net>; mcrothman@gmail.com <mcrothman@gmail.com>; dennismcevoy@comcast.net <dennismcevoy@comcast.net>; kimworsencroft@comcast.net <kimworsencroft@comcast.net>; mccormack.rob@gmail.com <mccormack.rob@gmail.com>; michaelschmertzler@me.com <michaelschmertzler@me.com>; daskew@usalco.com <daskew@usalco.com>; pkhogle@hotmail.com <pkhogle@hotmail.com>
Cc: 'Frank Perkins' <fperkins@xmission.com>
Subject: RE: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED

Natalie,

I approve, as proposed.

Scott Peterson
801-455-6464

From: natalie peak2peaklegal.com <natalie@peak2peaklegal.com>
Sent: Wednesday, August 23, 2023 6:00 PM
To: scottpeterson39@comcast.net; christina.peterson1@comcast.net; mcrothman@gmail.com; dennismcevoy@comcast.net; kimworsencroft@comcast.net; mccormack.rob@gmail.com; michaelschmertzler@me.com; daskew@usalco.com; pkhogle@hotmail.com
Cc: Frank Perkins <fperkins@xmission.com>
Subject: SPECIAL MEETING OF OWNERS OF SUGARPLUM CONDOMINIUMS PHASE I--PLEASE READ--YOUR VOTE IS REQUIRED
Importance: High

Dear Owners,
My name is Natalie Segall and I'm the attorney for the Sugarplum Condominium Phase I Owners' Association.

PLEASE VOTE ON OR BEFORE AUGUST 31, 2023, VIA EMAIL. YOU CAN SIMPLY REPLY TO THIS EMAIL "I APPROVE" or "I DON'T APPROVE."

Pursuant to Section 7.02 of the Bylaws of Sugarplum Phase I Condominiums Association of Unit Owners, by unanimous vote of the Management Committee (the "MC"), a special meeting of the Members has been called to address and vote on the following:

1. The Owner of Unit 6, Patrick Hogle, has submitted plans to the MC remodel, amend and otherwise alter Unit 6 according to the plans and specifications attached. Such remodel includes conversion of a portion of the Common Areas and Facilities and/or Limited Common Areas and/or Facilities to private use, specifically construction of a deck between Unit 5 and Unit 6 in the Common Area.

2. As a condition of approval of Mr. Hogle's plans and issuance of a building permit for such work, the Town of Alta is requiring Sugarplum Phase I Condominiums to amend the Map on file to reflect the