

Project: USA Karate Studio Plan

Third Floor: Suite B
1650 West Antelope Drive
Layton, Utah
Contact:
801

Drawing Index:

G101 - PROJECT TITLE
GENERAL NOTES
DRAWINGS INDEX
CODE INFORMATION

A101 - STUDIO FLOOR PLAN

E101 - STUDIO ELECTRICAL PLAN

F101 - FIRE SAFETY PLAN

GENERAL ARCHITECTURAL NOTES

1. PROVIDE 22" X 30" ATTIC ACCESS TO ALL ATTIC AREAS, (NOT LOCATED ABOVE CLOSET SHELF), WITH 30" MINIMUM CLEAR HEADROOM ABOVE DOOR.
2. ALL SOLE PLATES TO BE 6" MINIMUM ABOVE FINAL GRADE.
3. SLOPE GRADE AWAY FROM FOUNDATION.
4. SOLE PLATES TO BE REDWOOD OR TREATED WOOD.
5. WINDOWS WITHIN AN ARC OF 24" VERTICAL EDGE OF A DOOR AND SLIDING GLASS DOORS SHALL BE TEMPERED.
6. WINDOWS WITH A LOWER EDGE LESS THAN 24" ABOVE FLOOR AND GLAZING IN GUARD RAIL AREAS SHALL BE TEMPERED.
7. STAIRWAY TO BE FIRE PROTECTED WITH A 5/8" TYPE "X" GYPSUM BOARD ON STAIR SOFFITS NAILED 12" O.C. MAXIMUM INTO ALL STAIR HORSES.
8. PROVIDE STAIR HANDRAIL ON BOTH SIDES OF STAIR, 1 1/2" DIMETER MINIMUM AND MOUNTED 34" ABOVE STAIR NOSINGS WITH END RETURNS.
9. GUARDRAILS TO BE PROVIDED ON BALCONIES, AND PLATFORMS 30" ABOVE FLOOR BELOW, MINIMUM 36" HIGH.
10. PROVIDE BALUSTER CONFIGURATION SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH AT ANY POINT.
11. EXTEND ALL FOOTINGS 30" MINIMUM BELOW FINAL GRADE.

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS ARE RESPONSIBLE FOR VISITING THE SITE AND STUDYING THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCING WORK. THE GENERAL AND SUB CONTRACTORS WILL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT, SUCH AS FASTENERS, CONNECTORS, CAULKING, HARDWARE, FINISHES AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR OF SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS, UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT CONTACT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE (2009), ANY LOCAL AMMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE ARCHITECT'S WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC. PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
11. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR HIS REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
13. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. "TYP" OR "TYPICAL", AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNOBSTRUCTED AT ALL TIMES.
16. BEFORE STARTING A PROPOSAL, ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND APPERTANCES REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
17. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
18. ALL EXPOSED SURFACES THAT HAVE BEEN MODIFIED, INSTALLED OF AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR DUSTED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
19. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
20. CONTRACTOR PARKING, DELIVERIES, AD STORAGE: THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS FOR PARKING, DELIVERIES, AND MATERIAL STORAGE, AND SHALL NOTIFY ALL SUPPLIERS AND SUB CONTRACTORS OF REQUIREMENTS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
21. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STORE TOOL OUT OF THE WAY.
22. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
23. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT, SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTION, SECURITY AND WEATHER PROTECTION OF THE PROJECT AS IT RELATES TO THE PERFORMANCE OF THEIR TRADE FROM WEATHER, DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, ETC. WHEN ANY PORTION OF THE ROOF IS REMOVED THE CONTRACTOR PERFORMING SUCH ROOF WORK WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCLEMENT WEATHER.

Project Manager:

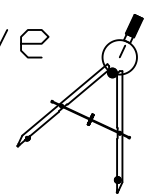
General Contractor:

USA KARATE
STUDIO PLAN
Third Floor: Suite B
1650 West Antelope Drive
Layton, Utah

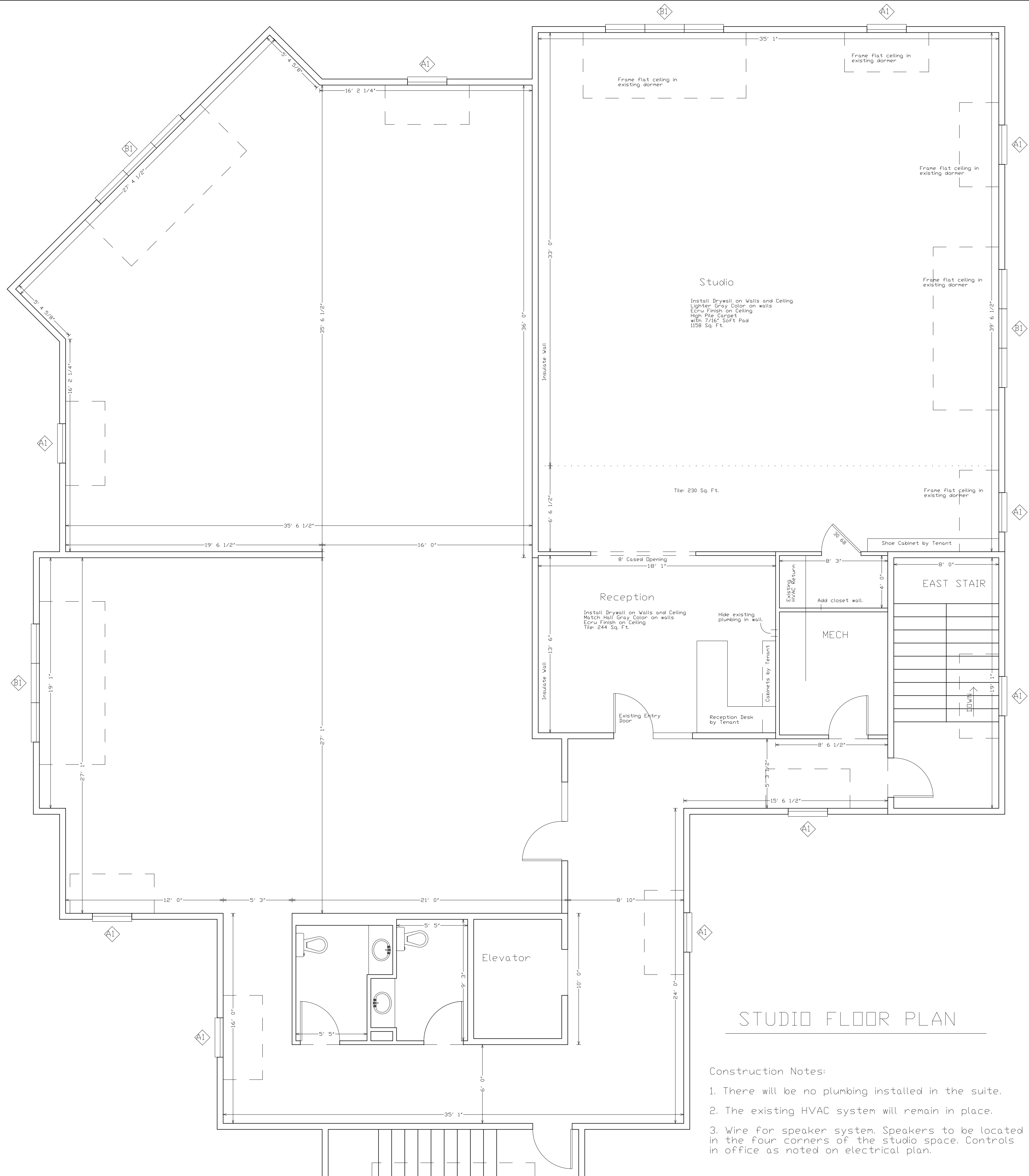
DESCRIPTION:
TITLE PAGE

SHEET NO:
G101

Creative
Line
L.L.C.
Custom Home
Solutions



©Ashlie Hull
801 628-7041



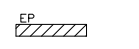













- Construction Notes:
1. There will be no plumbing installed in the suite.
 2. The existing HVAC system will remain in place.
 3. Wire for speaker system. Speakers to be located in the four corners of the studio space. Controls in office as noted on electrical plan.

USA KARATE
STUDIO PLAN
Third Floor: Suite B
1650 West Antelope Drive
Layton, Utah

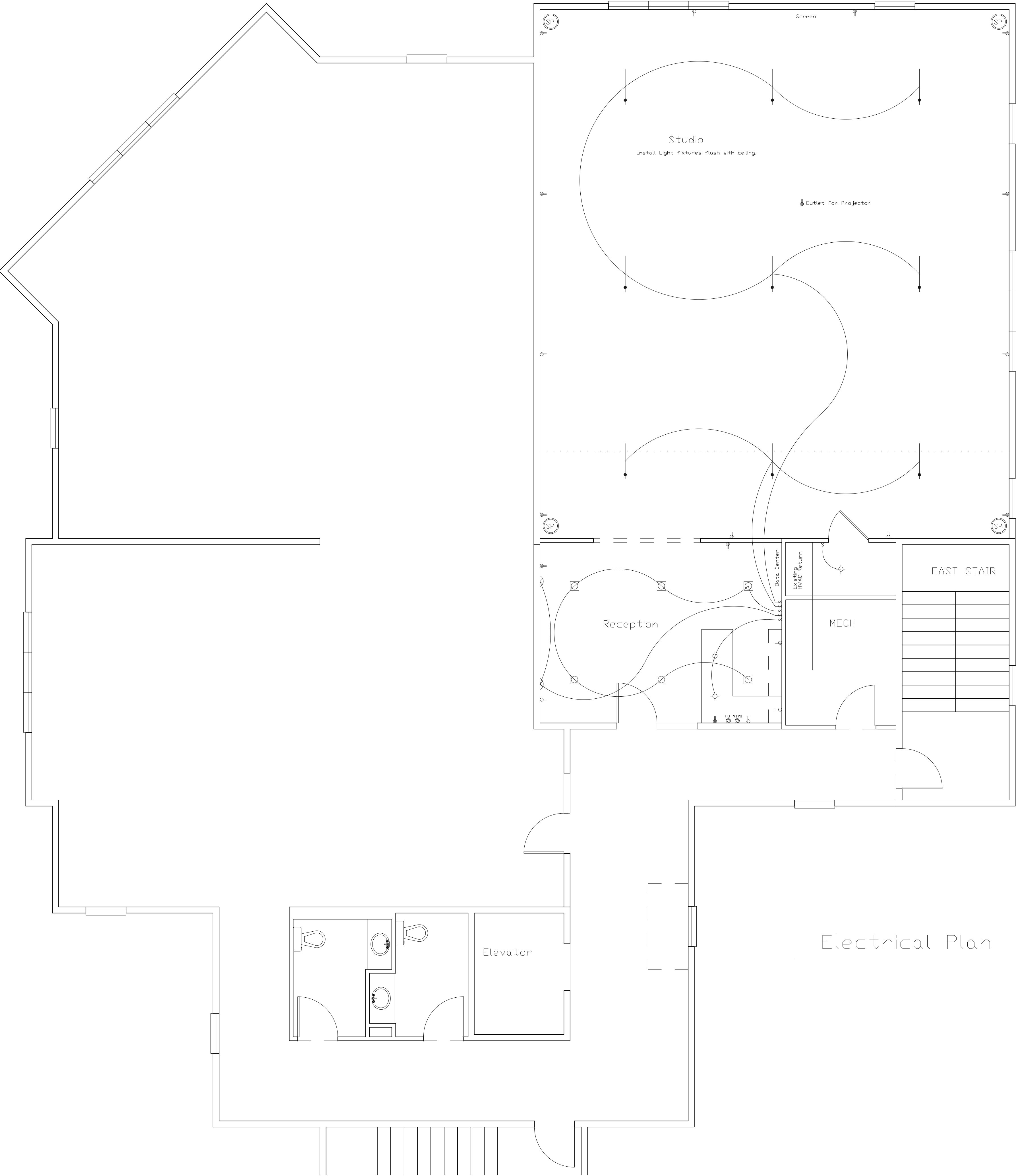
General Contractor:

Project Manager:

DESCRIPTION:
STUDIO FLOOR PLAN
SHEET NO:
A101

ELECTRICAL SYMBOLS			
	ELECTRICAL SERVICE PANEL		ELECTRICAL SWITCH
	ELECTRICAL METER 300 A		3- WAY ELECTRICAL SWITCH
	EMERGENCY LIGHT FIXTURE ON BATTERY BACKUP		DATA - INTERNET, PHONE
	VENT TO ATMOSPHERE		LIGHTOLIER TWO-CIRCUIT TRACK LOW VOLTAGE
	RECESSED H7 AIR-TITE W/ 33 WATT 2700 K CFL LAMP		DUPLEX OUTLET
	FLUSH MOUNT CIRCULAR SPEAKER		GFI DUPLEX OUTLET
	CEILING MOUNTED LIGHT FIXTURE		WALL MOUNTED LIGHT FIXTURE

- ELECTRICAL GENERAL NOTES
- PROVIDE ALL NEW FIXTURES, SWITCHES, OUTLETS, AND WIRING.
 - PROVIDE MINIMUM CLEARANCE OF 30" WIDTH AND 6'-0" IN HEIGHT FOR ELECTRICAL PANEL AREA.
 - PROVIDE A SECONDARY GROUNDING SYSTEM WHEN USING THE WATER SERVICES AS THE PRIMARY GROUND.
 - IN ALL LOCATIONS WHERE REQUIRED, DESIGNATED OR NONE DESIGNATED, RESTROOMS, GARAGES, OR OUTSIDE OF BUILDING PROVIDE OUTLETS WITH AN APPROVED GFCI.
 - PROVIDE VENTILATING FAN CAPABLE OF PRODUCING AN AIR CHANGE EVERY 12 MINUTES.
 - CENTRAL HEATING EQUIPMENT SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
 - TEMPORARY WIRING SHALL CONFORM TO N.E.C. ARTICLE 305.
 - AT LEAST ONE WEATHERPROOF GFCI PROTECTED OUTLET SHALL BE PROVIDED AT 18" ABOVE GRADE AT FRONT AND BACK OF BUILDING.
 - LIGHTING AND ELECTRICAL PLANS ARE PRELIMINARY AND FOR PERMIT PURPOSES. CONTRACTOR SHALL REVIEW LOCATIONS, TYPES, AND QUANTITIES OF ALL FIXTURES WITH THE OWNER PRIOR TO SUBMITTING FINAL BID.
 - CONTRACTOR SHALL OBTAIN REQUIRED PERMIT & COMPLY WITH ALL REQUIRED CODES.
 - PROVIDE J-BOXES AND/OR WHIPS AS REQUIRED FOR ALL APPLIANCE CONNECTIONS. COORDINATE WITH OWNER FOR FINAL LOCATIONS, TYPES, QUANTITIES, AND POWER REQUIREMENTS.
 - PRE-WIRE FOR VOICE/DATA AND CABLE TV IN ROOMS REQUESTED BY OWNER - COORDINATE WITH OWNER FOR FINAL LOCATIONS.
 - ALL OUTLETS IN RESTROOMS SHALL BE GFCI AND ON A DEDICATED 20 AMP CIRCUIT.
 - SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND WIRED IN SERIES.
 - CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND WIRED IN SERIES.
 - ALL GFI OUTLETS AT 18" AFF MINIMUM UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR GFI OUTLETS TO HAVE WEATHER PROOF COVERS.
 - ALL NEW OUTLETS TO BE TAMPER RESISTANT.



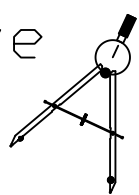
Project Manager:

General Contractor:

USA KARATE
STUDIO PLAN
Third Floor: Suite B
1650 West Antelope Drive
Layton, Utah

DESCRIPTION:
STUDIO ELECTRICAL PLAN
SHEET NO:
E101

Creative
Line
L.L.C.
Custom Home
Solutions



©Ashlie Hull
801 628-7041

Fire Safety Plan

1. During construction ensure fire safety is complied with as outlined in Chapters 14 and 26 of the 2012 International Fire Code
2. International Fire Code 2012

Section 1403 Temporary Heating Equipment

1403.1 Listed. Temporary heating devices shall be listed and labeled in accordance with the International Mechanical Code of the International Fuel Gas Code. Installation, maintenance and use of temporary heating devices shall be in accordance with the terms of the listing.

1403.4 Refueling. Refueling operations for liquid-fueled equipment or appliances shall be conducted in accordance with Section 3403. The equipment or appliance shall be allowed to cool prior to refueling.

1403.5 Installation. Clearance to combustibles from temporary heating devices shall be maintained in accordance with the labeled equipment. When in operation, temporary heating devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturer's instructions.

1403.6 Supervision. The use of temporary heating devices shall be supervised and maintained only by competent personnel.

Section 1404 Precautions Against Fire

1414.1 Smoking. Smoking shall be prohibited except in approved areas. Signs shall be posted in accordance with Section 310. In approved areas where smoking will be permitted, approved ashtrays shall be provided in accordance with Section 310.

1404.2 Waste Disposal. Combustible debris shall not be accumulated within the buildings. Combustible debris, rubbish and waste material shall be removed from buildings at the end of each shift of work. Combustible debris, rubbish and waste materials shall not be disposed of by burning on the site unless approved.

1404.4 Spontaneous ignition. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.

1404.7 Electrical. Temporary wiring for electrical power and lighting installations used in connection with the construction, alteration or demolition of buildings, structures, equipment or similar activities shall comply with the ICC Electric Code.

Section 1405 Flammable and Combustible Liquids

1405.2 Class I and Class II Liquids. The storage, use and handling of flammable and combustible liquids at construction sites shall be in accordance with Section 3406.2 Ventilation shall be provided for operations involving the application of materials containing flammable solvents.

1405.3 Housekeeping. Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials. Such storage areas shall not be used for the storage of combustible materials.

1405.4 Precautions against fire. Sources of ignition and smoking shall be prohibited in flammable and combustible liquid storage areas. Signs shall be posted in accordance with Section 310.

1405.5 Handling at point of final use. Class I and II liquids shall be kept in approved safety containers.

1405.6 Leakage and Spills. Leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed of properly.

Section 1409 Fire Reporting

1409.1 Emergency Telephone. Readily accessible emergency telephone facilities shall be provided in an approved location at the construction site. The street address of the construction site and the emergency telephone number of the fire department shall be posted adjacent to the telephone.

Section 1410 Access For Fire Fighting

1410.1 Required Access. Approved vehicles access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

Section 1411 Means of Egress

1411.2 Maintenance. Required means of egress shall be maintained during construction.

Section 1412 Water Supply for Fire Protection

1412.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

Section 1416 Motorized Equipment

1416.1 Conditions of use. Internal-combustion-powered construction equipment shall be used in accordance with all of the followi conditions: 1. Equipment shall be located so that exhausts do not discharge against combustible material. 2. Exhausts shall be piped to the outside of the building. 3. Equipment shall not be refueled while in operation. 4. Fuel for equipment shall be stored in an approved area outside the building.

Section 2604 Fire Safety Requirements

2604.1.1 Combustibles. Hot work areas shall not contain combustibles or shall be provided with appropriate shielding to prevent sparks, slag, or heat from igniting exposed combustibles.

2604.1.2 Openings. Openings or chocks in walls, floors, ducts, or shafts withing the hot work area shall be tightly covered to prevent the passage of sparks to adjacent combustible areas, or shielded by metal fire-resistant guards, or curtains shall be provided to prevent passage of sparks or slag.

2604.1.3 Housekeeping. Floors shall be kept clean within the hot work area.

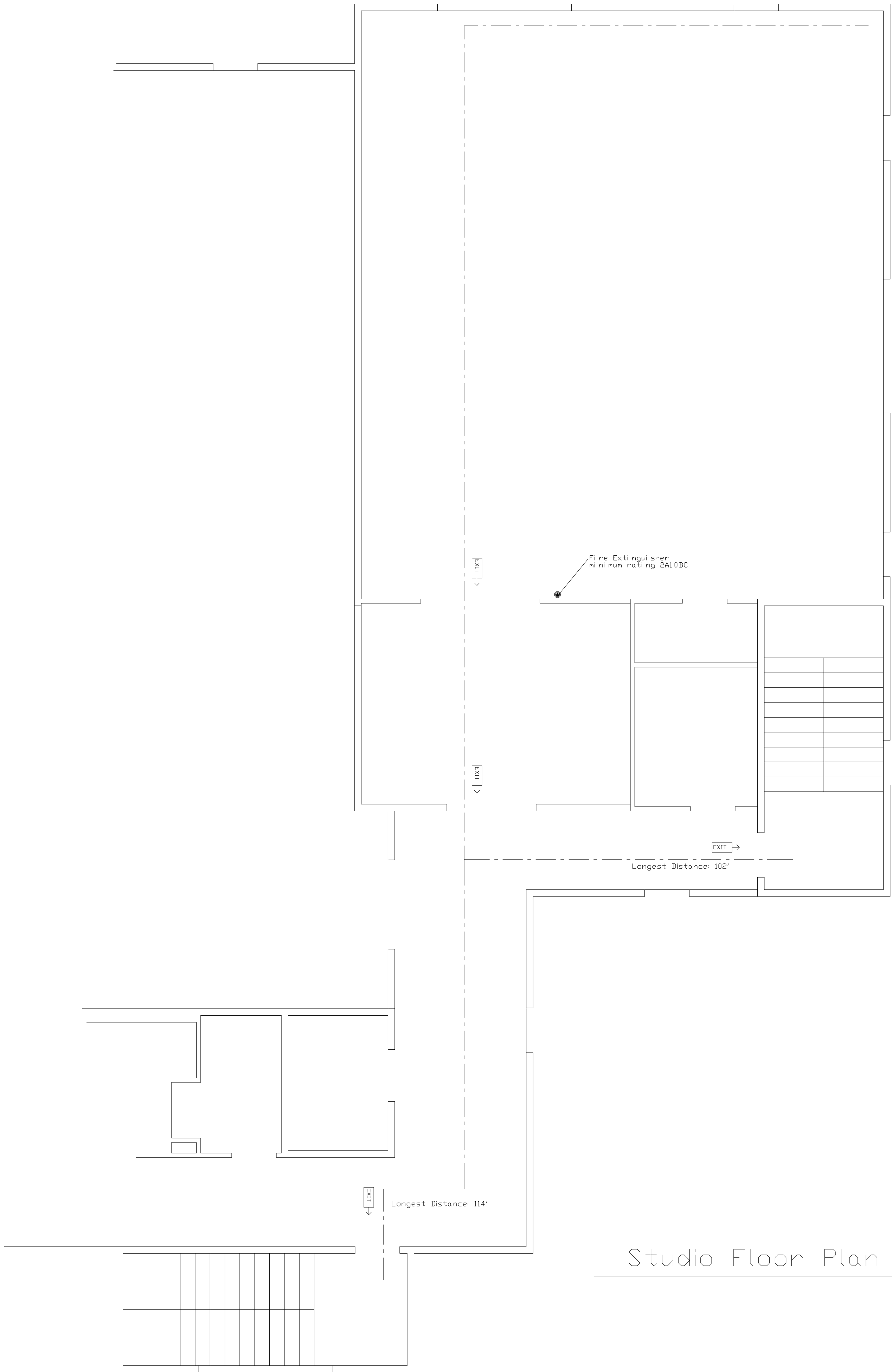
2604.1.4 Conveyor Systems. Conveyor systems that are capable of carrying sparks to distatn combustibles shall be shielded or shut down.

2604.1.5 Partitions. Partitions segregating hot work areas from other areas of the building shall be noncombustible. In fixed hot work areas, the partitions shall be securely connected to the floor such that no gap exists between the floor and the partition. partitions shall prevent the passage of sparks, slag, and heat from the hot work area.

2604.1.6 Floors. Fixed hot work areas shall have floors with noncombustible surfaces.

2604.1.7 Precautions in hot work. Hot work shall not be performed on containers or equipment that contains or has contained flammable liquids, gases or solids until the containers and equipment have been thoroughly cleaned, inerted or purged; except that "hot tapping" shall be allowed on tanks and pipe lines when such work is to be conducted by approved personnel.

3. Upon completion of this project, provide fire extinguishers with a minimum rating of 2A10BC. Extinguishers must have current inspection tags after one year from manufacturer's date and be mounted near exits. Fire extinguishers shall be placed to enable a travel distance of not more than 75 feet to access from any point in the facility. All fire extinguishers shall be placed in an approved location.
4. Ensure premise identification address numbers aer posted on the front of the suite as well as the rear access door identifyin the suite number. Premise identification shall be easily discernible, of a contrasting color from the background of the building and a size that will enable them to be plainly visible and legible from the street or road fronting this building. The premise identification shall be Arabic numerals or alphabet letters and be a minimum height of four inches and a stroke width of 1/2 inc
5. Prior to occupancy a final inspection must be scheduled with and conducted by the Fire Prevention Division of Layton City. Allow a minimum of 48 hours to shedule this inspection.



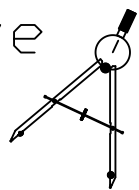
Project Manager:

General Contractor:

USA KARATE
STUDIO PLAN
Third Floor: Suite B
1650 West Antelope Drive
Layton, Utah

DESCRIPTION:
FIRE SAFETY PLAN
SHEET NO:
F101

Creative
Line
L.L.C.
Custom Home
Solutions



©Ashlee Hull
801 628-7041