

DRAWING INDEX: GENERAL

A0.00 COVER SHEET  
A1.01 SITE PLAN - DEMOLITION

DRAWING INDEX: ARCHITECTURAL

D2.01 MAIN LEVEL DEMO PLAN  
A2.01 MAIN LEVEL FLOOR PLAN  
A2.02 UPPER LEVEL FLOOR PLAN  
A3.01 EXTERIOR ELEVATIONS  
A4.06 WALL TYPES



MATERIAL SYMBOLS:

	EARTH
	CRUSHED ROCK
	STONE
	CONCRETE MASONRY UNIT (CMU)
	BRICK
	STRUCTURAL CONCRETE
	PLASTER/GWB
	PLYWOOD
	RIGID INSULATION
	SAND
	STEEL
	TILE - HERRINGBONE
	TILE - RUNNING 1x1
	TILE - RUNNING 2x1
	TILE - RUNNING 3x1
	TILE - STACKED 1x1
	TILE - STACKED 2x1
	TILE - STACKED 3x1

NOTATION SYMBOLS:

	BASEMENT F.F. EL 6990'-0"
	HEIGHT REFERENCE
	GRID LINES
	EXTERIOR ELEVATION REFERENCE
	INTERIOR ELEVATION REFERENCE
	BUILDING SECTION REFERENCE
	WINDOW TAG
	DOOR TAG
	WALL TYPE REFERENCE
	DETAIL REFERENCE
	REVISION REFERENCE
	ENLARGED PLAN REFERENCE
	ROOM NAME TAG WITH NUMBER AND SQUARE FOOTAGE
	ROOM NAME TAG WITH NUMBER
	PROJECT TITLE
	DRAWING REFERENCE TAG
	PROJECT NORTH TAG

ABBREVIATIONS

ABV	ABOVE	HT	HEIGHT	SC	SOLID CORE
AC	ACOUSTICAL	HM	HOLLOW METAL	SD	STORM DRAIN
ACT	ACOUSTICAL CEILING TILE	HOR	HORIZONTAL	SF	SQUARE FOOT (AGE)
ACP	ACOUSTICAL CEILING PANEL	HW	HOT WATER HEATER	SPEC	SPECIFICATION
ADD	ADDENDUM	INCL	INCLUDE (D), (ING)	SO	SQUARE
ADJ	ADJACENT	ID	INSIDE DIAMETER	ST	STAIN
AFF	ABOVE FINISHED FLOOR	IBC	INSTALLED BY CONTRACTOR	STD	STANDARD
ALUM	ALUMINUM	IBO	INSTALLED BY OWNER	STL	STEEL
AP	ACCESS PANEL	INS	INSULATE (D), (ING)	STR	STRUCTURE (AL)
ARCH	ARCHITECT (URAL)	INT	INTERIOR	T	TREAD
BSMT	BASEMENT	JC	JANITOR'S CLOSET	TEL	TELEPHONE
BRG	BEARING	KIT	KITCHEN	TV	TELEVISION
BVL	BEVELED	LAM	LAMINATED	THR	THRESHOLD
BLK	BLOCK	LAV	LAVATORY	T&G	TONGUE AND GROOVE
BLKG	BLOCKING	L	LEFT HAND (ED)	TOS	TOP OF SLAB
BOT	BOTTOM	LH	LENGTH	TOS	TOP OF STEEL
BUDS	BUILDING	LDT	LIGHT AND DRAPERY TROUGH	TOW	TOP OF WALL
CPT	CARPET	LT	LIGHT TROUGH	TB	TOWEL BAR
CSMT	CASEMENT	LTL	LINTEL	TR	TRANSOM
C	CAULK (ING)	LVR	LOUVER	TYP	TYPICAL
CLG	CEILING	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
CLR	CERAMIC TILE	MFR	MANUFACTURE	VB	VAPOR BARRIER
COD	CARBON MONOXIDE DETECTOR	MO	MASONRY OPENING	VF	VERIFY IN FIELD
COL	COLUMN	MTL	METAL	VERT	VERTICAL
CONC	CONCRETE	MAX	MAXIMUM	VCT	VINYL COMPOSITION TILE
CMU	CONCRETE MASONRY UNIT	MECH	MECHANIC (AL)	WC	WATER CLOSET
CONST	CONSTRUCTION	MC	MEDICINE CABINET	WP	WATER PROOFING
CONT	CONTINUOUS	MEM	MEMBRANE	WWF	WELDED WIRE FABRIC
CJT	CONTROL JOINT	M	METER (S)	W	WIDE (TH)
CPR	COPPER	MM	MILLIMETER (S)	WDW	WINDOW
CUST	CUSTOM	MIN	MINIMUM	WO	WITHOUT
DT	DRAPERY TROUGH	MIR	MIRROR	WD	WOOD
DTL	DETAIL	MIS	MISCELLANEOUS		
DIM	DIMENSION	MULL	MULLION (S)		
DR	DOOR	NAT	NATURAL		
DRW	DRAWING	NR	NOISE REDUCTION		
DF	DRINKING FOUNTAIN	NOM	NOMINAL		
ELEC	ELECTRIC (AL)	NIC	NOT IN CONTRACT		
EL	ELEVATION (S)	NTS	NOT TO SCALE		
ELEV	ELEVATOR	OPG	OPENING		
EQ	EQUAL	OPP	OPPOSITE		
EXH	EXHAUST	OPH	OPPOSITE HAND		
FOC	FACE OF CONCRETE	OH	OVERHEAD		
FOF	FACE OF FINISH	PAIR	PAIR		
FOM	FACE OF MASONRY	PK	PARKING		
FOS	FACE OF STUDS	PVMT	PAVEMENT		
FIN	FINISH (ED)	PL	PROPERTY LINE		
FINH	FINISHED FLOOR ELEVATION	PLAM	PLASTIC LAMINATE		
FE	FIRE EXTINGUISHER	POINT	POINT		
FEC	FIRE DEPARTMENT CONNECTION	PSI	POUNDS PER SQUARE FOOT		
FHC	FIRE HOSE CONNECTION	QT	QUARRY TILE		
FEC	FIRE EXTINGUISHER CABINET	REF	REFERENCE		
FP	FIREPLACE	REFR	REFRIGERATOR		
FPS	FIREPROOFING SPRAYED	REIN	REINFORCE (D), (ING)		
FLG	FASHING	REQ	REQUIRED		
FLR	FLOOR (ING)	RES	RESILIENT		
FND	FOUNDATION	REV	REVISE (D), (SION), (ING)		
FPHB	FREEZE PROOF HOSE BIB	REVS	REVERSE		
FUR	FURRED (ING)	RAS	ROD AND SHELF		
GA	GAGE, GAUGE	RD	ROOF DRAIN		
GALV	GALVANIZED	RDT	RECESSED DRAPERY TRACK		
GC	GENERAL CONTRACTOR	RNG	ROUGH SAWN		
GL	GLASS, GLAZING	ROOM	ROOM		
GWB	GYPSUM WALL BOARD	RO	ROUGH OPENING		
GYP	GYPSUM BOARD	RS	ROUGH SAWN		
HB	HOSE BIB	S	SEALANT (EXTERIOR)		
HDW	HARDWARE	SHTG	SHEATHING		
HDR	HEADER	SHH	SHOWER HEAD		
HTG	HEATING	SM	SHEET METAL		
HVAC	HEATING/VENTILATING/AC	SIM	SIMILAR		

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITY LOCATIONS ON THE JOBSITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
- AREAS OF CONFLICTS OR DISCREPANCIES MUST BE FULLY RESOLVED WITH WRITTEN APPROVAL FROM THE ARCHITECT BEFORE CONSTRUCTION CONTINUES IN THOSE AREAS.
- PLAN DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS NOTED OTHERWISE.
- PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILING. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO CEILING AND WALL MOUNTED FIXTURES, TOILETS, TOILET ACCESSORIES, CABINETRY, COUNTERTOPS, SHELVES AND CLOSET RODS.
- DENOTES DOORS. REFER TO FLOOR PLANS FOR LOCATIONS. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
- DENOTES WINDOWS. REFER TO WINDOWS AND FLOOR PLANS FOR LOCATIONS. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
- COORDINATE ALL A-ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR AND WALL SPACES. VERIFY LOCATIONS WITH ARCHITECT.
- IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECTS OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE 2018 EDITION. CODE COMPLIANCE IS MANDATORY. THE CONSTRUCTION DOCUMENTS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO ALL RELEVANT CODES INCLUDING IBC AND ALL LOCAL AND REGIONAL CODES.
- THE CONTRACTOR SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM THE ARCHITECT AND ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL, FRAMING OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY EFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE OUT THE BUILDING FOOTPRINT FOR OWNER AND ARCHITECT APPROVAL PRIOR TO BEGINNING ANY SITE WORK.
- IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARD OF THE INDUSTRY.
- ALL BUILDINGS TO FIT WITHIN PROPERTY LINES WITHOUT CROSSING EASEMENTS OR SETBACKS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE ACCESS PANEL TO MOTOR FOR ALL WHIRLPOOL TYPE TUBS. COORDINATE ACCESS LOCATIONS WITH INTERIOR DESIGNER AND ARCHITECT TO PROVIDE INCONSPICUOUS LOCATION.

PROJECT DIRECTORY

**ARCHITECTURE**  
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STRUCTURAL ENGINEER:

**CONTRACTOR:**  
tbd  
---  
(xxx) xxx-xxxx  
Contact: xx  
Email:

SURVEYOR:

PROJECT SUMMARY

Codes:  
**International Residential Code 2015**  
Occupancy: Single-Family Dwelling

Separations:  
1 hour (residential/garage)  
1 hour (residence/mechanical)

Special Attributes:  
Intelligent Addressable Fire alarm  
Automatic: Sprinkler System

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Cover  
Sheet

A0.00

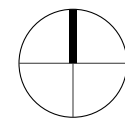
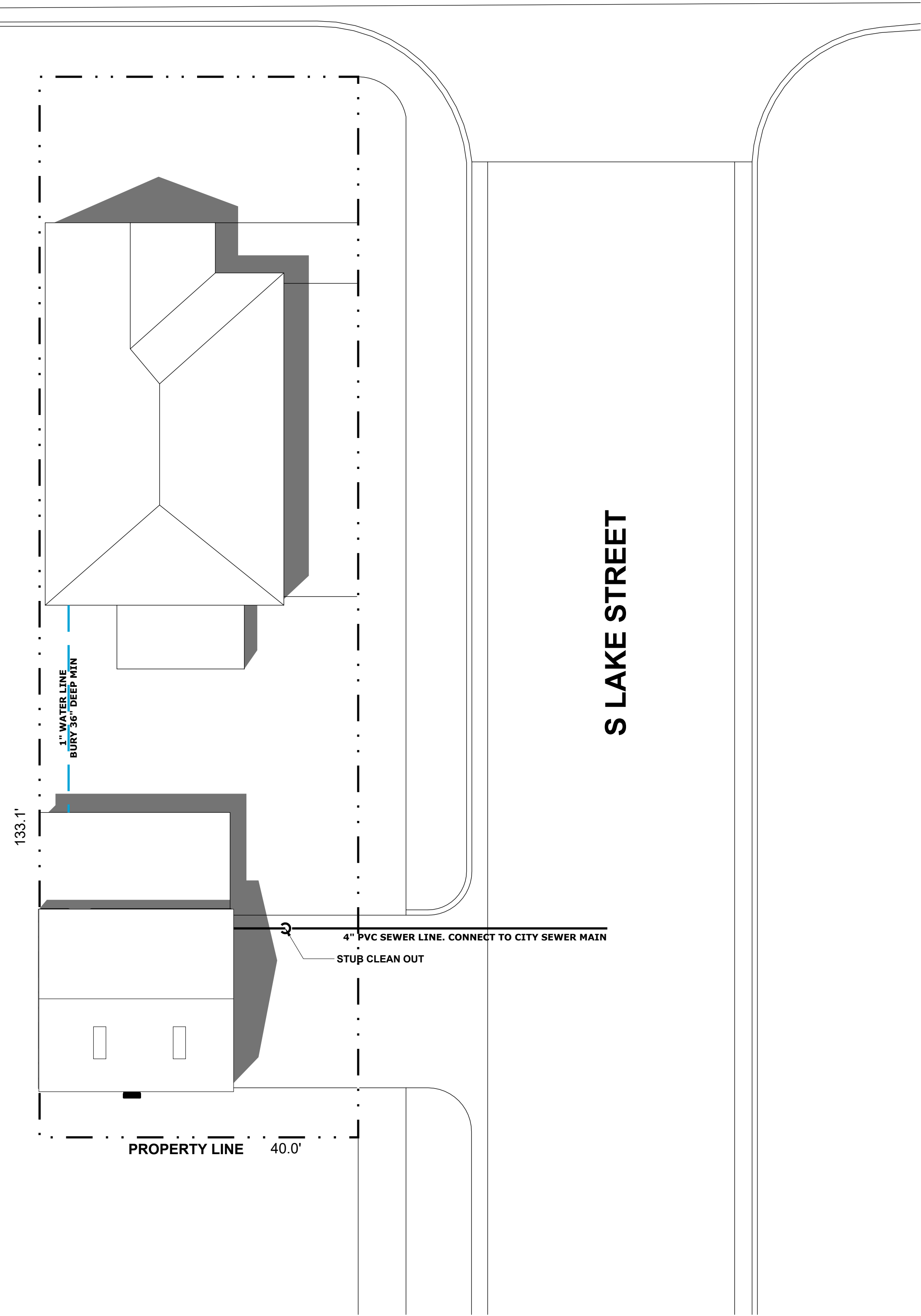
COMPANY NAME  
J COOPER HOMES  
(208) 850-2194

COWLEY REMODEL  
(LOT 1, BLOCK 4, PARADISE ADD), 738 E 1700 S, SALT LAKE CITY, SALT  
LAKE COUNTY, UTAH 84105

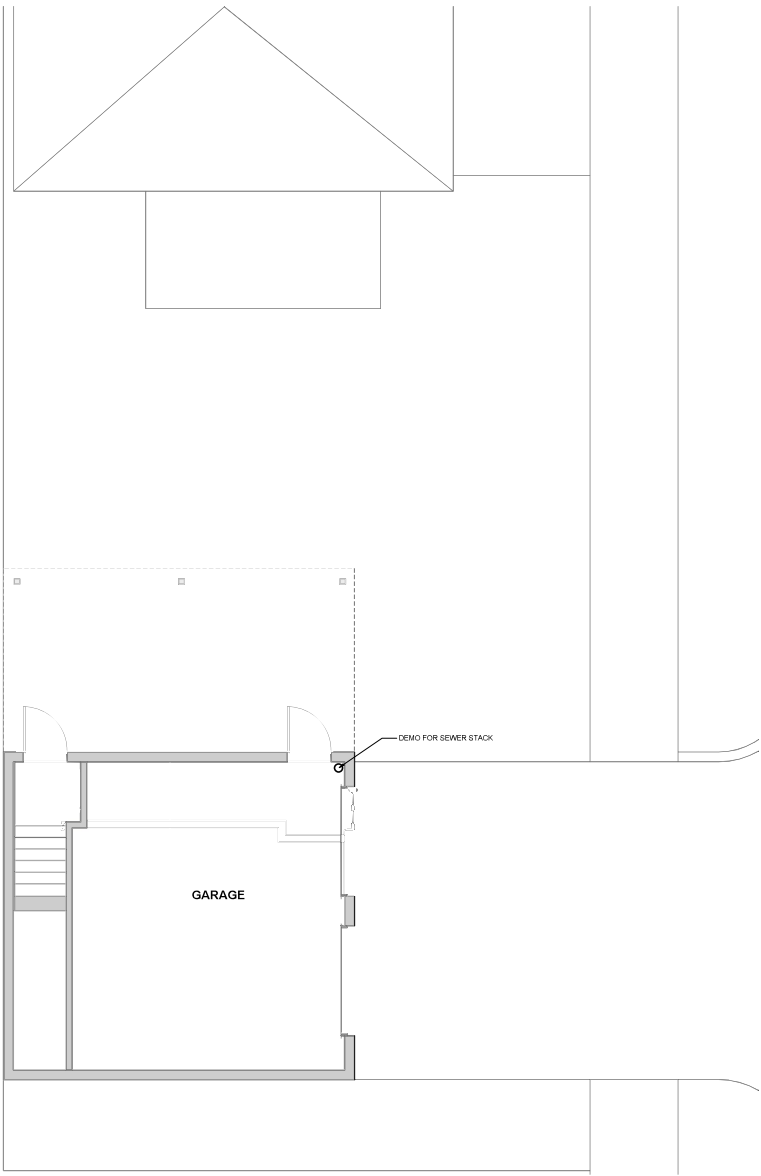
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PERMIT SET	01/26/21
PERMIT COMMENTS	XX/XX/X

Site Plan  
Demolition

E 1700 S



1 SITE PLAN DEMOLITION  
01.01 Scale: 1"=10'



GENERAL DEMOLITION NOTES:  
VERIFY ALL DEMOLITION AND PREP WORK PRIOR TO DEMO.  
ALL DEMOLITION SHALL BE DONE FOR ACCURACY.  
DESIGNER ASSUMES NO LIABILITY FOR NEW CONSTRUCTION.

- DEMOLITION KEYNOTES:
- REMOVE EXISTING ROOF AND PREP FOR NEW CONSTRUCTION.
  - REMOVE EXISTING CONCRETE AND REINFORCED MASONRY, PREPARE FOR NEW CONSTRUCTION.
  - REMOVE EXISTING WALL.
  - REMOVE EXISTING DOOR.
  - REMOVE EXISTING WINDOW.
  - REMOVE EXISTING SILLING.
  - REMOVE EXISTING SILLING.
  - REMOVE EXISTING SILLING AND COUNTERTOPS.
  - REMOVE EXISTING REINFORCED CONCRETE, SILLING FOR NEW CONSTRUCTION.

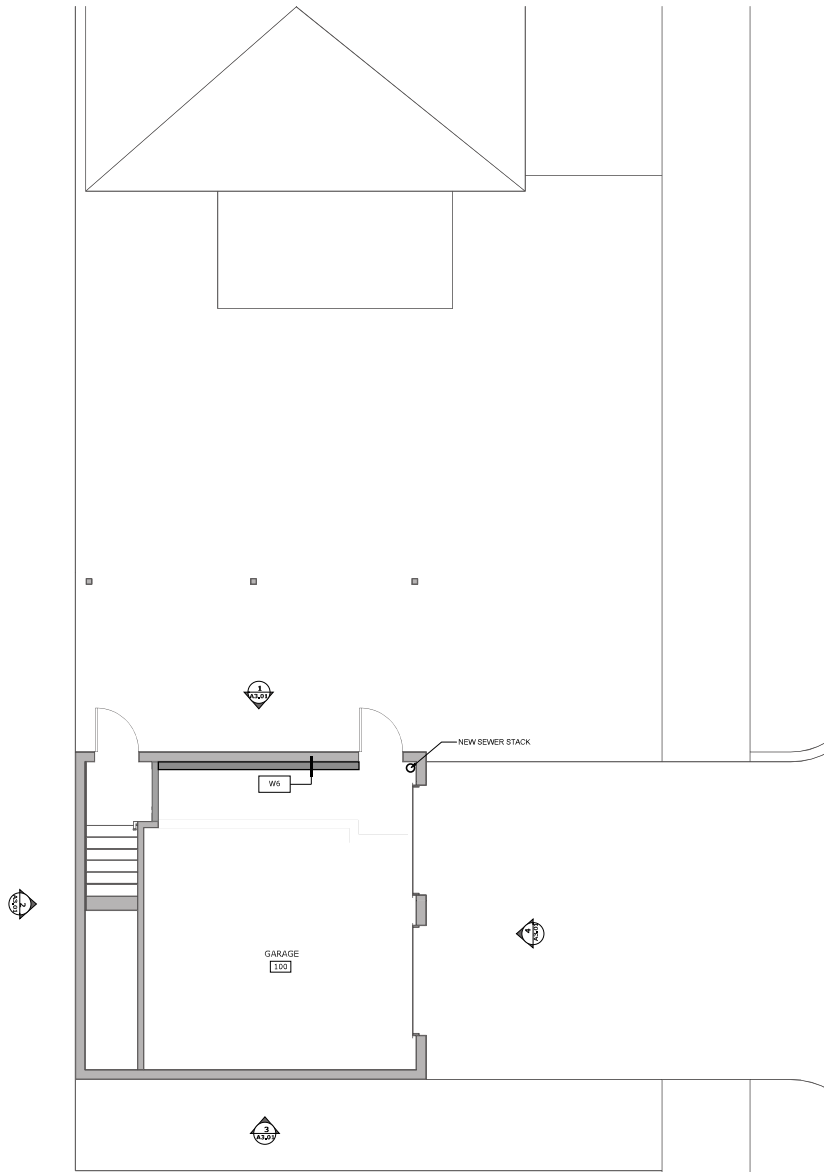


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**COWLEY REMODEL**  
(LOT 1, BLOCK 4, PARADISE ADD) 738 E 1700 S, SALT LAKE CITY, SALT LAKE COUNTY, UTAH 84105

ISSUED FOR	DATE
PERMIT SET	01/28/21
PERMIT COMMENTS	XXXXXX

Main Level  
Demolition Plan



- GENERAL NOTES:**
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
  2. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
  3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
  4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
  5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
  6. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
  7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
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  9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
  10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE UTAH ELECTRICAL CODE (UEC).
- ELECTRICAL KEY:**
- PENDANT LIGHT
  - DIRECTIONAL LIGHT
  - CEILING MOUNTED LIGHT
  - WALL MOUNTED LIGHT
  - WALL MOUNTED SCONCE
  - RECESSED CEILING LIGHT
  - HOMOPOINT LIGHT
  - RECESSED WALL LIGHT
  - UNDER-CABINET LED STRIP LIGHT
  - FLUORESCENT LIGHT
  - LED STRIP LIGHTING
  - TRACK LIGHT
  - CARBON MONOXIDE SMOKE DETECTOR
  - SMOKE DETECTOR
  - SPEAKER
  - BATHROOM EXHAUST FAN
  - SWITCH
  - KEY PAD SWITCH
  - MULTIPLE SWITCH
  - DIMMER SWITCH
  - DUPLEX RECEPTACLE
  - DUPLEX RECEPTACLE
  - QUAD RECEPTACLE
  - THERMOSTAT

*J Cooper*  
HOMES • COLLECTIVE DESIGN

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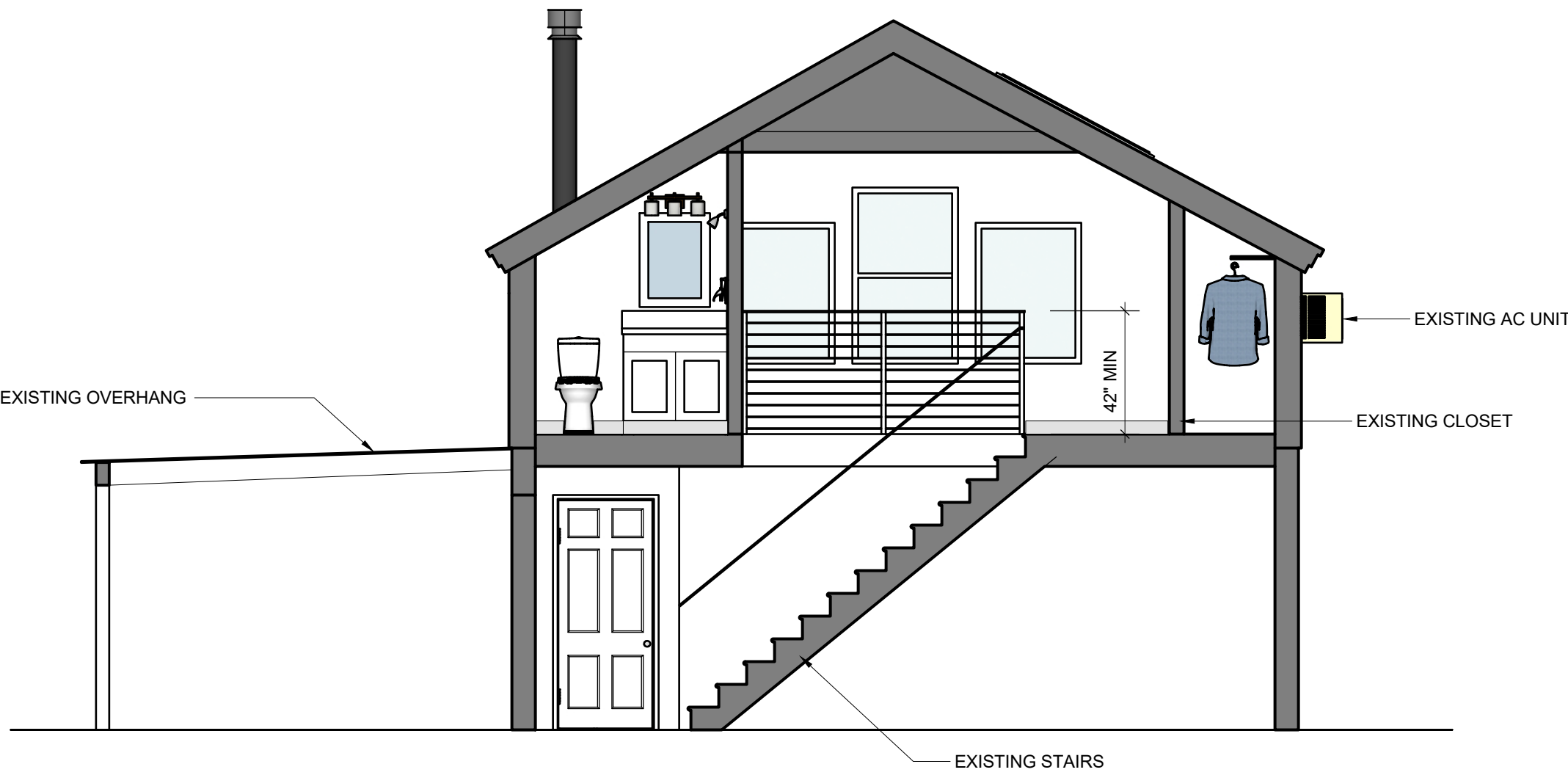
**COWLEY REMODEL**  
(LOT 1, BLOCK 4, PARADISE ADD) 738 E 1700 S, SALT LAKE CITY, UT 84105

ISSUED FOR:	DATE:
PERMIT SET	01/28/21
PERMIT COMMENTS	XXXXXX

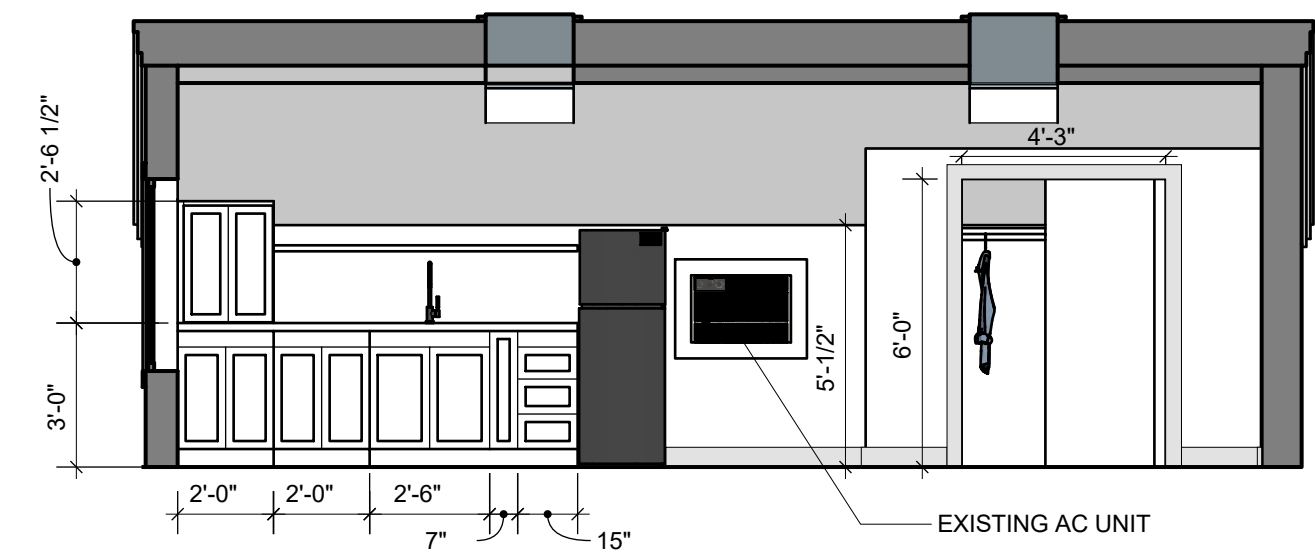
**Main Level  
Floor Plan**

**A2.01**

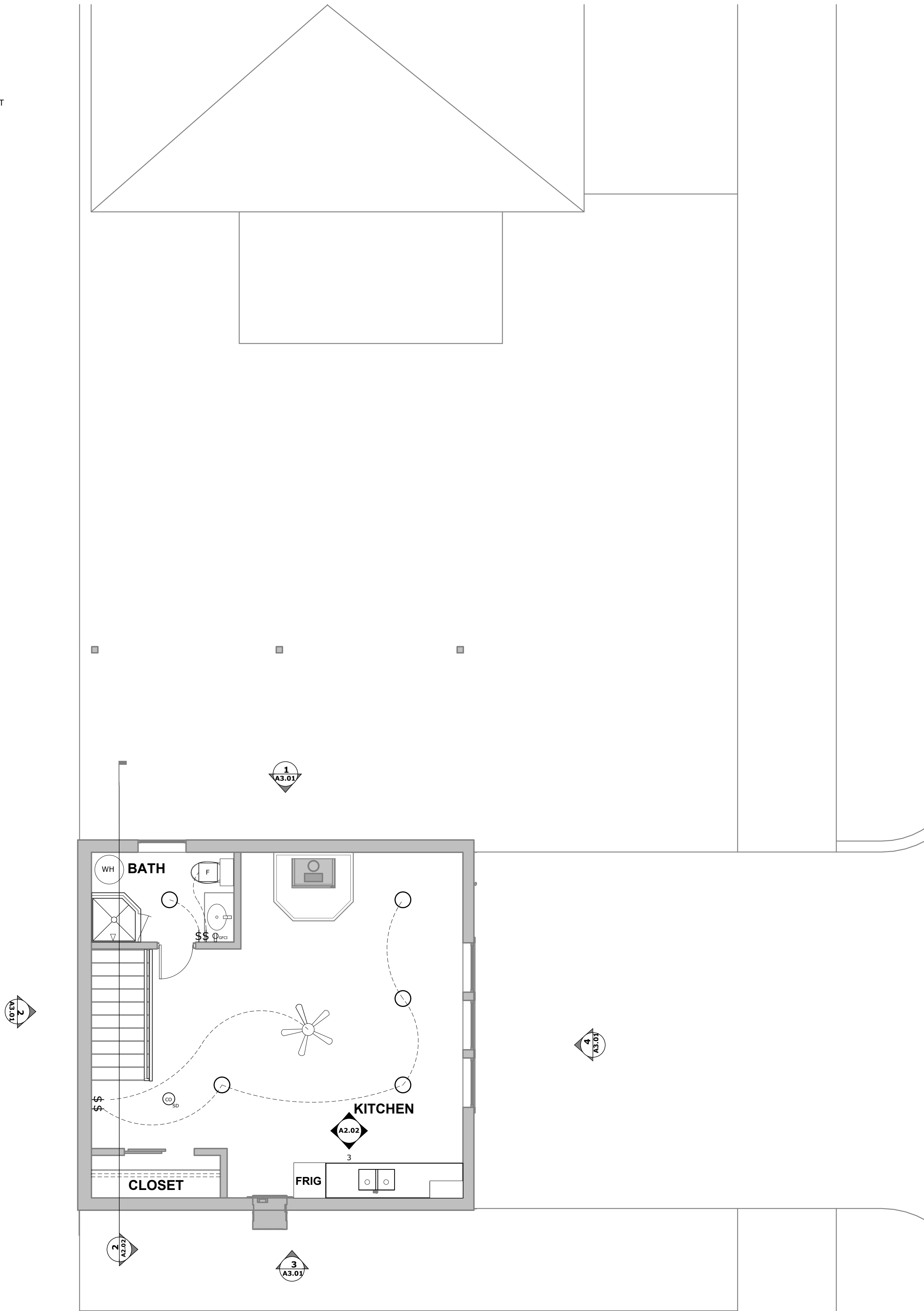




**2 BUILDING SECTION**  
A2.02 scale: 1/4"=1'-0"



**3 KITCHEN ELEVATION**  
A2.03 scale: 1/4"=1'-0"

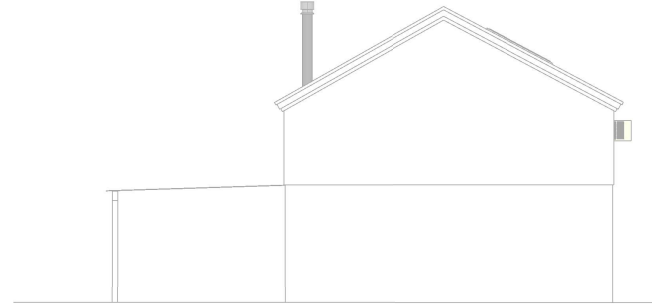


- GENERAL NOTES:**
1. PLAN ELEVATIONS REFERENCE ACTUAL SURVEY ELEVATIONS.
  2. DIMENSIONED WALL OPENINGS ARE NOMINAL DIMS U.O.N.
  3. COORDINATE INTERMEDIATE POST DIMS WITH WINDOW MANUFACTURER ROUGH OPENING DIMENSIONS.
  4. SMOKE DETECTORS TO BE INTERCONNECTED PER CODE.
  5. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER IRC R315.
  6. A RADON CONTROL SYSTEM IS TO BE INSTALLED PER CODE.
  7. A CENTRAL VACUUM SYSTEM IS TO BE INCORPORATED.
- ELECTRICAL KEY:**
- PENDANT LIGHT
  - DIRECTIONAL LIGHT
  - CEILING MOUNTED LIGHT
  - WALL MOUNTED LIGHT
  - WALL MOUNTED SCNCE
  - RECESSED CEILING LIGHT
  - MONOPOINT LIGHT
  - RECESSED WALL LIGHT
  - UNDER-CABINET LED STRIP LIGHT
  - FLUORESCENT LIGHT
  - LED STRIP LIGHTING
  - TRACK LIGHT
  - CARBON MONOXIDE SMOKE DETECTOR
  - SMOKE DETECTOR
  - SPEAKER
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  - DIMMER SWITCH
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  - DUPLEX RECEPTACLE
  - QUAD RECEPTACLE
  - THERMOSTAT

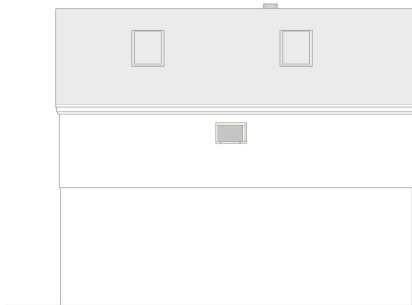
**1 UPPER LEVEL FLOOR PLAN**  
A2.02 scale: 1/4"=1'-0"



1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



2 WEST ELEVATION  
Scale: 1/4" = 1'-0"



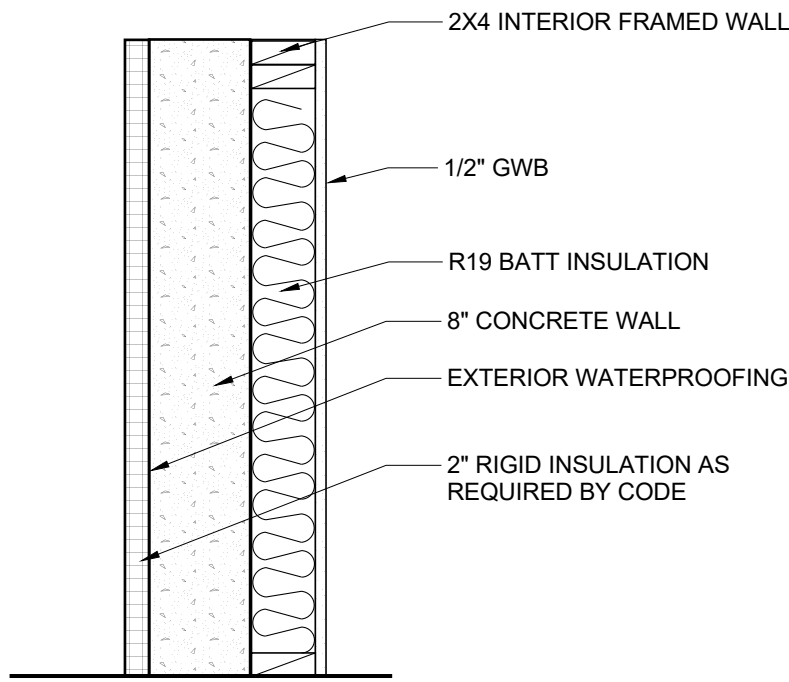
3 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

Garage Height is 20' 9"

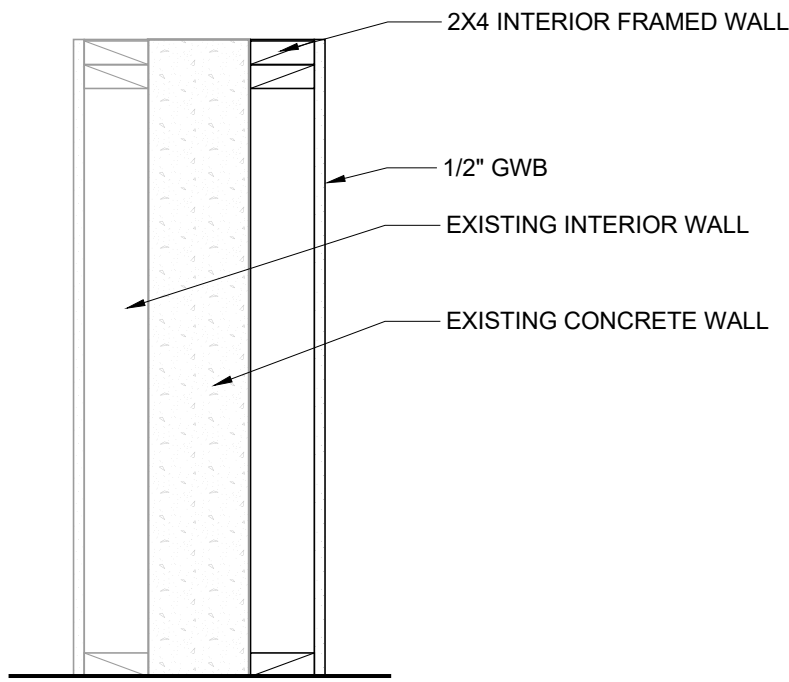


4 EAST ELEVATION  
Scale: 1/4" = 1'-0"

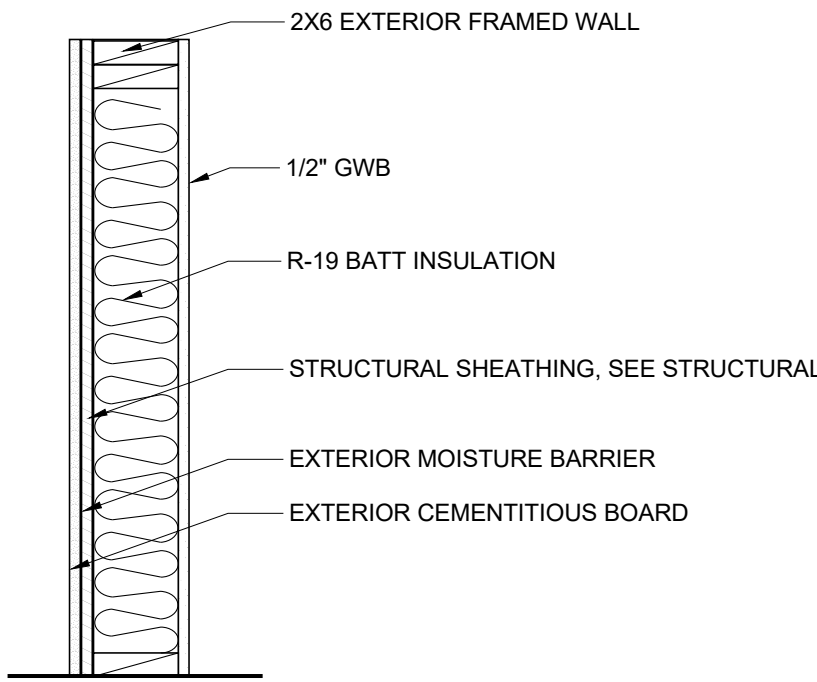
GENERAL NOTES:  
1. ALL WINDOWS AND EXTERIOR DOORS SHOWN IN COLOR TO MATCH  
2. ALL EXTERIOR WALLS AND ROOF CHIMNEYS SHOWN TO BE IN BROWN WITH  
3. EXTERIOR WALLS AND ROOF CHIMNEYS ARE TO BE IN BROWN WITH  
4. EXTERIOR WALLS AND ROOF CHIMNEYS ARE TO BE IN BROWN WITH  
5. EXTERIOR WALLS AND ROOF CHIMNEYS ARE TO BE IN BROWN WITH  
6. EXTERIOR WALLS AND ROOF CHIMNEYS ARE TO BE IN BROWN WITH  
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10. EXTERIOR WALLS AND ROOF CHIMNEYS ARE TO BE IN BROWN WITH



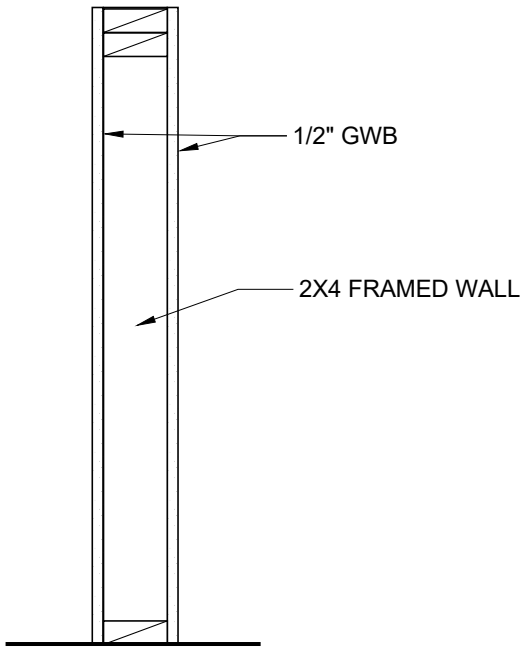
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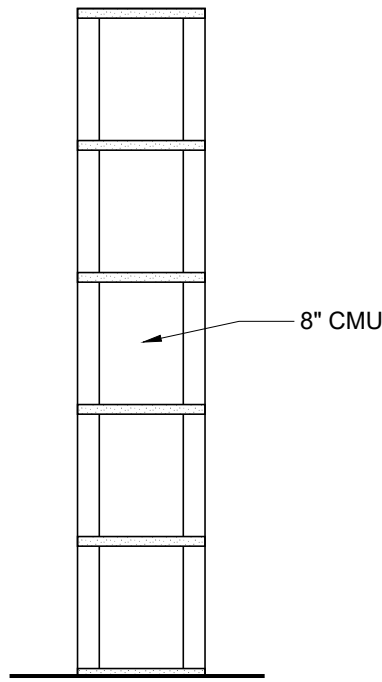
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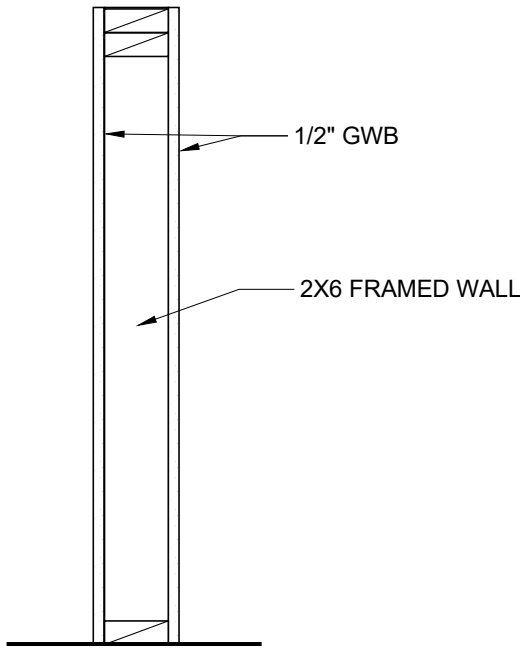
W3



W4



W5



W6

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PERMIT SET	01/26/21
PERMIT COMMENTS	XX/XX/X