

CLIENT: STEVE & MICHELLE BUCK

CONTRACTOR:

RW CUSTOM

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REQUIREMENTS INCLUDING, IF HANDATED BY THE STATE, THE SEAL OF AN ENGINEER REGISTED IN THAT STATE, BERGLATIONS AND OTHER
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PROJECT IS TO BE BUILT. TOPOGRAPHIC AND SUBSURFACE CONDITIONS SHOULD BE VERRIFIED AND FOUNDATION PLANS ADAPTED
ACCORDINGLY, AND THE MATERIAL AND EQUIPMENT HANDACTURERS IN INSTRUCTIONS HIT BE PROJUBLE, CODE GOVERN OVER SCALE. ANY USE OF THIS INFORTATION INTRUCTION TO CHANGES AND CODES,
STANDARDS, SITE CONDITIONS AND OTHER FACIORS IS AT THE PURCHASER'S SOLE RISK, HABITATIONS HOTE CHANGES AND CODES,
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ORIGINAL DESIGN AND ALL DOCUMENTATION.

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SITE PLAN

FRONT / RIGHT SIDE ELEVATIONS

REAR / LEFT SIDE ELEVATIONS

FOOTING / FOUNDATION PLAN

LOWER LEVEL FLOOR PLAN

MAIN LEVEL FLOOR FRAMING PLAN

MAIN LEVEL FLOOR PLAN

UPPER LEVEL FLOOR FRAMING PLAN 10

UPPER LEVEL FLOOR PLAN

12 ROOF FRAMING PLAN

BUILDING SECTIONS

1523 E. SKYLINE DR.

OGDEN, UT 84405

801-476-1860

SUITE B

В2 BUILDING SECTIONS

LOWER LEVEL ELECTRICAL / HVAC PLAN

MAIN LEVEL ELECTRICAL / HVAC PLAN

EЗ UPPER LEVEL ELECTRICAL / HVAC PLAN

STRUCTURAL DETAILS

STRUCTURAL DETAILS

STRUCTURAL DETAILS

PROJECT INFORMATION

| | SQUARE FOOTAG | E CALCULATIONS | CLIENT: | STEVE & MICHELLE BUCK | | |
|-----|-----------------------------|----------------|----------------------|--|--|--|
| | MAIN FLOOR | 2894 SQ. FT. | TYPE: | RESIDENTIAL PLAN | | |
| | UPPER FLOOR | 1112 SQ. FT. | ISSUE DATE: | 7/11/2014 | | |
| | LOWER FLOOR | 2138 SQ. FT. | REV. DATE: | | | |
| | LOWER FLOOR (FIRE RATED) | 747 SQ. FT. | | | | |
| | GARAGE | 1333 SQ. FT. | LOCATION: | | | |
| | OAINAGE . | 1000 04.11. | 4081 W 2200 SOUTH ST | | | |
| | COVERED DECK | 331 SQ. FT. | | LOT #1 | | |
| | COVERED PORCH | 136 SQ. FT. | | E ACRES SUBDIVISION EBER COUNTY, UTAH | | |
| - 1 | | | X TI OUG | | | |

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1 *OF 20* TS4006

EXCAVATION:
A. CONTRACTOR TO VERIFY SOIL CONDITION AND PROVIDE STABILIZATION AS REQUIRED (SEE SITE PLAN).
B. ALL EARTH UNDER STRUCTURE OR SLAB SHALL BE STERILIZED.

. CONCACIE: A FOOTINGS AND FOUNDATIONS SHALL BE ON UNDISTURBED SOIL. IF ANY UNSTABLE OR COLLAPSIBLE OR OTHERWISE POOR SOIL CONDITIONS ARE DISCOVERED, A

SOLS ENGINEER SHOULD BE NOTIFIED FOR SOLLS STABILITY. SOLLS BEARING CAPACITY SHALL BE 1500 PSF.

B. FOOTINGS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS. #4 (REINFORCING BARS PER ASTM GR. 60, SHALL BE AS SHOWN IN PLANS AND PER LOCAL CODES, FOOTINGS SHALL BE 30" MIN, BELOW FINISHED GRADE OR AS REGIO. BY LOCAL CONDITIONS/AUTHORITIES.

C. FOUNDATIONS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS. #4 & 5 REINFORCING BARS PER ASTM 615 GR, 60, SHALL BE PER PLANS AND LOCAL CODES.

CODES.

D. WATERPROOFING: TWO (2) COATS ASPHALT (TAR) EMULSION (BELOW GRADE).

E. CONCRETE SLAB: 2500 PSI MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS, 4" MIN. (INTERIOR), 5" MIN. (EXTERIOR) THICK OVER 4" COMPACTED GRAVEL.

F. WATER DRAINAGE: PERFORATED ABS PIPE FULL PERIMETER OF FOUNDATION AND EXTENDING TO TERMINATION 20' FROM FOUNDATION AT ALL FOUNDATION CORNERS WITH GRAVEL OVERLAY (IF DETERMINED NECESSARY BY CONTRACTOR AND OWNER)

. EXTERIOR WALLS:
A. STUDS: 2X6 *2 OR BTR HEYLOCK OR DOUGLAS FIR; 16" O.C. (UNLESS OTHERWISE NOTED).
B. SHEATHING: 710" OSB WAFERBOARD SHEATHING UNLESS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEERING LATERAL ANALYSIS, FASTEN SHEAR PANEL 25' O.C. AND CORNERS WITH 8D NAILS 6" O.C. AT EDGE, 12" O.C. IN FIELD. SOLID BLOCK ABOVE SHEAR PANELS MINIMUM AND NAIL WITH 4-IOD NAILS PER BLOCK. METAL

HURRICANE TIES EVERY RAFTER OR TRUSS END.

VAPOR BARRIER: WRAP EXTERIOR WALLS WITH TYPAR HOUSEWRAP.

MASONRY: NATURAL THIN CUT STONE BY NATURAL STONE CONNECTION ((80)) 475-42(6)) INSTALL AS PER MFG. SPECS (STYLE SHALL BE CONFIRMED WITH THE

ONNER PRIOR TO INSTALLATION.

STUCO, SYNTHETIC TYPE OVER STYRENE BOARD WITH BROWN COAT CONCRETE MIX. DRIVIT TYPE OR EQUAL, INSTALL AS PER MFG. SPECS (THE COLOR AND STUCO, SYNTHETIC TYPE OVER STYRENE BOARD WITH BROWN COAT CONCRETE MIX. DRIVIT TYPE OR EQUAL, INSTALL AS PER MFG. SPECS (THE COLOR AND STYLE SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION).

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION GUIDE. ALL INSTALLERS MUST BE APPROVED BY

4. FLOOR FRAMING:
A. JOIST: TJI FLOOR JOISTS AS SHOWN ON PLANS BY TRUSS JOIST CORP. OR EQUAL (EXCEPT AS OTHERWISE NOTED). MANUFACTURERS INSTRUCTIONS/SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION. RIM JOISTS: 1-1/4"XI1-7/8" TIMBERSTRAND AROUND ENTIRE PERIMETER OF STRUCTURE.

BLOCKING: TJI TRUSS JOIST REQUIRED AT ALL LOAD BEARING WALLS ABOVE AND AT ALL CANTILEVERS

SILLPLATE: 2X REDWOOD OR PRESSURE TREATED FIR (INSULATE WITH POLYSTYRENE FOAM STRIP AGAINST (OVERHANGS) CONCRETE SURFACES).

SUB FLOOR: 3/4" T&G EXTERIOR WAFER BOARD OR (CDX) PLYWOOD, GLUED AND NAILED W/ 8D NAILS 6 6" OC EDGES, 12" OC ALONG INTERMEDIATE FRAMING

MAIN FLOOR DIAPHRAGM BLOCKING REQUIRED FOR THE TWO FLOOR JOIST BAYS RUNNING PARALLEL WITH THE FOUNDATION MUST HAVE FULL HEIGHT BLOCKING

INTERIOR WALLS

STUDS: 2X4 (2X6 WHERE NOTED) #2 OR BTR HEMLOCK OR DOUGLAS FIR, 16" O.C.

STUDS: 2X4 (2X6 WHERE NOTED) #2 OR BTR HEMLOCK OR DOUGLAS FIR, 16" O.C.

FINISH WALLBOARD (NALLS & CEILINGS): 1/2" GYPSUM BOARD (WATERPROOF AT ALL SPLASH AREAS), 5/8" ONE HOUR FIRE RATED WALL IN GARAGE AND UNDER ALL STAIRWAYS PER I.R.C. SECT. R309.2 & R314.8. APPLIED WITH SCREWS OR NAILS 6" OC CEILING, T" OC WALLS. ROUNDED CORNERS TO MATCH THE EXISTING SHALL BE

C. TUBS AND SHOWERS WITH TILE WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS, GREEN BOARD IS NO LONGER ALLOWED.

ROOF/CEILING FRAMING:
TRUSSES: #2 OR BTR HEMLOCK OR DOUGLAS FIR. REFER TO MANUFACTURER'S SPECS FOR TRUSS ENGINEERING.SIMPSON METAL HURRICANE TIES SHALL BE INSTALLED AT EACH TRUSS TO BEARING WALL INTERFACE.
RAFTERS: TJI ENGINEERED RAFTERS BY TRUSS JOIST CORP. OR EQ. OR 2X #2 OR BETTER HEMLOCK OR DOUGLAS FIR DIMENSIONAL LUMBER SHALL BE UTILIZED UNLESS NOTED BY ENGINEER: SIMPSON METAL HURRICANE TIES SHALL BE INSTALLED AT EACH RAFTER TO BEARING WALL, AS SHOWN ON PLANS.
SHEATHING: T/16" or I/10" # 0/20 APA RATED SHEATHING OR EQUIAL (GRAIN SHALL BE PERPENDICULAR TO SUPPORTS, EDDESS SHALL BE FASTENED W/ 8D NAILS 6"
O.C. @ 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEAR WALL TOPS AND ALL BLOCKING, NAIL @ 12" OC ALONG ALL INTERMEDIATE C. SHEATHING:

7. ROOF:
A. LINDERLAY: 30 * FELT PAPER (MATER AND ICE SHIELD AT ALL VALLEYS AND AT ALL OVERHANGS).
B. FLASHING: ALUMINUM- SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING A WALL, ROOF OR FLOOR AND REDIRECT OT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND MINDOW ASSEMBLIES, EXTERIOR MAIL INTERSECTIONS MITH ROOFS, CHINNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS INTERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AN THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION- RESISTANT FLASHING.
C. VENTILATION: RIDGE OR HIP ROOF VENTS AS SHONN ON THE ELEVATIONS MEETING I.R.C. ROOS AND SHALL BE A NET FREE VENTILATION AREA SHALL NOT BE LESS THAN IJSOTH OF THE AREA OF THE SPACE VENTILATED, EXCEPT THE AREA MAY BE IJSOTH PROVIDED THAT NO LESS THAN 50% AND NO MORE THAN 80% OF THE REQ'D. VENTILATION IS PROVIDED BY EAVES OR CORNICE VENTS.
D. SHINGLES: 30 YR ARCHITECTURAL GRADE ASPHALT SHINGLES, APPLIED MY HDG NAILS.
E. MISCELLANEOUS: 22"X30" ATTIC ACCESS SHALL BE PROVIDED FOR ALL SEPARATE ATTIC AREAS EXCEEDING 30 SQ. FT., ACCESS LOCATED IN A HALLMAY OR OTHER READILY ACCESSIBLE LOCATION PER IRC R4083.

INSULATION:

MALLS: FIBERGLASS BATT OR BLOWN WET CELLULOSE (AS SELECTED BY OWNER) TYPE MINIMUM R-23 OR R-13 VALUE DEPENDING ON WALL TYPE.

BLOWN OR SPRAYED ROOF/CEILING: BLOWN ROCKWOOL OR FIBERGLASS MINIMUM R-49 VALUE. THE THICKNESS OF BLOWN IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 FT THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF I'S HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.

MISC.: FOAM INSULATE UNDER ALL CONCRETE SILL FLATES, AROUND ALL OUTLET BOXES AND WINDOW AND DOOR FRAMES.

WINDOW TAPE: ALL WINDOWS SHALL BE TAPED WITH A WATER BARRIER TAPE TO SEAL AGAINST MOISTURE AND AIR INFILTRATION.

PROVIDE INSULATION DEPTH MARKERS EVERY 300 SQ. FT. OF ATTIC AREAS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF

IN CODE.

G. CERTIFICATE: A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASSMENT WALL, CRANLISPACE WALL AND OR FLOOR; AND DUCTS OUTSIDE CONDITIONED SPACES. THE CERTIFICATE SHALL ALSO LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

9. EXTERIOR TRIM:
A. FASCIA: 2X8 DF SYSTEM (CONFIRM W OWNER & SEE PLANS)
B. SOFFIT: ALLM: M/ VENTILATION AS SELECTED BY OWNER.
C. DRIP EDGE: ALLMINUM
D. DOWNSPOUTS/GUTTERS: ALLMINUM

INTERIOR DETAILS:

TRIM: DOOR/MINDOW CASINGS, BASEBOARDS, CHAIR RAIL AND CROWN MOLDING PAINT GRADE EXCEPT GREAT ROOM/KITCHEN/NOOK SHALL BE STAIN GRADE KNOTTY ALDER OR AS SELECTED BY OWNER

KNOTTY ALDER OR AS SELECTED BY OWNER.

B. CABINETS: ALL CABINETRY SHALL BE HARDWOOD AS SELECTED BY OWNER.

C. COUNTERTOPS/BACKSPLASH: GRANITE IN KITCHEN, LAUNDRY, BASEMENT KITCHEN AND IN ALL BATHROOMS.

II. ELECTRICAL:

A. PANEL: MINIMUM 200 AMP SERVICE AND SHALL COMPLY WITH N.E.C. AND LOCAL CODES.

B. WIRING/OUTLETS: SHALL BE AS SHOWN ON THE PLANS AND FER N.E.C. AND LOCAL CODES, LIGHTING, EXHAUST FANS, DOOR CHIME, SMOKE DETECTORS, ETC. SHALL BE SELECTED BY OWNER, ALL SHOKE DETECTORS SHALL BE WIRED IN SERIES WITH BATTERY BACKUP SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS PER IRC RSIT.I ATTIC ACCESS AREA SHALL HAVE A SWITCHED LIGHT FIXTURE. RSITI ATTIC ACCESS AREA SHALL HAVE A SHITCHED LIGHT FIXTURE.

MISCELLANEOUS: OUTDOOR FLOOD LIGHTING SHALL BE AS SELECTED BY CONTRACTOR/OWNER.

INSTALL WEATHER PROOF BUBBLE COVERS ON ALL EXTERIOR ELECTRICAL OUTLETS.

INSTALL IIO VOLT GFI ELECTRICAL OUTLET WITHIN 25 FEET OF A/C UNIT.

PROVIDE COMBINATION ARC FAULTS PROTECTION ON ALL BEDROOM LIGHTS, SHITCHES, SMOKE DETECTORS AND RECEPTACLES.

PROVIDE A CONCRETE ENCASED ELECTRODE (UFER GROUND) AND WATER PIPE ELECTRODE FOR GROUNDING SYSTEM FOR ELECTRICAL SERVICE, UFER CONNECTIONS

MIST BE ACCESSEDIE.

MUST BE ACCESSIBLE.

12. HEATING/AIR CONDITIONING:

A. HEATING: MINIMUM 90% ENERGY EFFICIENT GAS FIRED FORCED AIR HEATERS, QUANTITY PER HVAC CALCULATIONS WHICH ARE THE RESPONSIBILITY OF THE HVAC CONTRACTOR. DESIGN AND SELECTION SHALL BE BY HEATING/PLUMBING CONTRACTOR AND CONFIRMED BY OWNER. ALL MANUFACTURERS INSTALLATION INSTRUCTIONS AS WELL AS ALL APPLICABLE LOCAL AND FEDERAL CODES SHALL BE FOLLOWED BY THE CONTRACTOR.

B. AIR CONDITIONING: CENTRAL AIR AIR CONDITIONING UNITS SHALL BE SUPPLIED AND LOCATED ON A CONCRETE PAD LOCATED AWAY FROM DECKS & BEDROOM

AIR CONDITIONING: CENTRAL AIR AIR CONDITIONING UNITS SHALL BE SUPPLIED AND LOCATED ON A CONCRETE FAD LOCATED AND FROM DECKS & SEDICOM MINDOWS.

DUCTING AND REGISTERS: DESIGN, LOCATION AND TYPE SHALL BE BY PLUMBING/HEATING CONTRACTOR AND SHALL BE CONFIRMED BY CONTRACTOR/OWNER AND SHALL MEET ALL APPLICABLE CODES.

MISCELLANEOUS: ALL HEATING IS TO BE PERFORMED BY A LICENSED CONTRACTOR IN KEEPING WITH THE PRACTICES OR THE INTERNATIONAL MECHANICAL CODE. ALL BUILDINGS ARE CONSIDERED TO BE UNUSUALLY TIGHT CONSTRUCTION AND ALL COMBUSTION AIR TO ROOMS SPEACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OF REAM SPACES FREELY COMMUNICATING WITH THE OUTDOORS PER ICK MITO), MITO2, MITO2, MITO3 HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL J OR OTHER APPROVED.

HEATING AND COOLING EQUIPTIENT SHALL BE SIZED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL J OR OTHER APPROVE CALCULATIONS, DUCT SYSTEM'S SERVING HEATING OR COOLING EXHAUST SYSTEM'S SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL D OR OTHER APPROVED METHODS. CALCULATIONS AND DOCUMENTATION IS NOW REQUIRED, IRC M 130(1). \$\frac{1}{2}\$ MIGO.]1.

CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL E CONVEYED FORM THE DRAIN PAN OUTLET TO AN APPROVED PLACE OF DISPOASL. CONDENSATE SHALL NOT DISCHARGE INTO AO STREET, ALLEY, OR OTHER AREAS SO AS TO CAUSE A NUISANCE. IR.C.M14115

IN ADDITION TO THE REQIREMENTS OF SECTION IO.11, A SECONDARY DRAIN OR AUILIARY DRAIN PAN SHALL BE REQUIRED FOR EACH COOLING OR EVAPORATOR COIL WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL COCUR AS A RESULT OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. DRAIN PIPING SHALL BE A MINIMUM OF 3/4" (19.1 MM) NOMINAL PIPE SIZE, I.R.C.M1411.]

13. PLUMBING:
A. SEMER/DRAIN: PLASTIC ABS TYPE.- BACKWATER VALUE PER IRC. P3009-1, COVERS SHALL BE WATERTIGHT PER IRC. P3009-1, WATER PIPE: COPPER SUPPLY TO METER.
C. WATER HEATER: TWO (2) GAS FIRED, GLASS LINED A.O. SMITH SUB CHAMBER OR EQUAL, MINIMUM 50 GALLOT EACH.
D. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EAR AQUAKE MOTION.

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PER IRC. P300 . D COP
EACH

SINKS (BATHS) KOHLER K-2905 OR EQUAL COLOR WHITE KOHLER K-3912-4H OR EQUAL COLOR STAINLESS STEEL KOHLER K-3399 OR EQUAL COLOR WHITE COLOR WHITE SINKS (KITCHEN) ISLAND SINK (KIT) WATER CLOSETS KOHLER K-1461 OR EQUAL COLOR WHITE

KOHLER K-3288-4HOR EQUAL COLOR STAINLESS STEEL

MISCELLANEOUS: FAUCETS SELECTED BY OWNER, COLD WATER SUPPLY (NO WATER SOFTENER) TO KITCHEN SUK AND REPORT SHOWERS: ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO HAVE A MIN. IMPACT RESISTANT SAFETY GLASS SHOWER DOOR WIDTH OF 22". IF GLASS SHOWER ENCLOSURES ARE UTILIZED, GLASS SHALL BE IMPACT RESISTANT SAFETY RATED.

APPLIANCES: ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, ETC.) WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE

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APPLIANCES: ALL APPLIANCES (MATER HEATER, BOILER, STEAM GENERATOR, ETC.) WHICH REQUIRE PRESSURE RELIEF VALVES SHALL DE PROVIDED WITH A FULL SIZE DRAIN EXTENDING TO THE FLOOR DRAIN. SHOWER PAN LINERS MUST EXTEND 3 INCHED ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING IS REQUIRED BEHIND ALL LINER LOCATIONS. SHOWER PAN LINERS MUST BE INSTALLED ON BUILT UP FLOORS AND MUST BE INSPECTED. BATHTUBS AND WHIRLPOOL (JETTED TUBS MUST NOW HAVE A TEMPERATURE LIMITING (120 DEGREES) MIX VALVE. BACKMATER VALVES-FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKMATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKMATER VALVE. BACKMATER VALVES SHALL BE PROVIDED WITH ACCESS. IR.C. P3009.1

A. EXTERIOR: SOLID CORE WOOD WITH WEATHER-STRIPPING, EXTERIOR DOORS WITH SIDELIGHTS OR AN INDIVIDUAL FIXED OR OPERABLE EXTERIOR: SOLID CORE MOOD WITH MEATHER-STRIPPING, EXTERIOR DOORS WITH SIDELIGHTS OR AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS MITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE SHALL HAVE IMPACT RESISTANT GLAZING PER I.R.C. 308.4 EXTERIOR DOORS TO GARAGE SHALL BE A 20 MIN. FIRE RATED FEATURE WITH A SELF CLOSING FEATURE PER I.R.C. R309.1 (STYLE AND TYPE SELECTED BY OWNER, SEE PLAN DRAWING).
INTERIOR: HOLLOW CORE MASONITE AS INDICATED ON THE DOOR SCHEDULE. (STYLE AND TYPE SELECTED BY OWNER, SEE PLAN DRAWING).

DANATINGUI.

C. GARAGE. INSULATED OVERHEAD METAL SECTIONAL TYPE MARTIN DOORS OR EQUAL WITH ELECTRICAL/MECHANICAL DOOR OPERATOR/DOOR

C. GARAGE. INSULATED OVERHEAD METAL SECTIONAL TYPE MARTIN DOORS OR EQUAL WITH ELECTRICAL/MECHANICAL DOOR OPERATOR/DOOR

SHALL BE WIRED ON SEPARATE CIRCUIT TO ALLOW. SHUTOFF AT INTERIOR OF HOME. (STYLE AND TYPE SELECTED BY OWNER).
PATIO/GLASS DOORS: ALL PATIO/GLASS DOORS SHALL BE SAFETY RATED TEMPERED GLASS. (STYLE AND TYPE SELECTED BY OWNER).
PROVIDE CORROSION RESISTANT METAL L FLASHING OVER ALL EXTERIOR DOORS INCLUDING GARAGE DOORS WITHOUT NAILING FINS OR

5. <u>WINDOWS/SKYLIGHTS:</u>
A. MARVIN, ANDERSON OR EQUAL SUPPLIED BY BMC (COLOR AND STYLE BY OWNER), MANUFACTURERS DETAILS SHALL BE FOLLOWED FOR ROUGH FRAMING AND INSTALLATION (SEE PLAN DRAWINGS).
B. GLAZING TO BE DOUBLE ARGON GAS FILLED WITH LOW E RATING OR AS SELECTED BY OWNER. ALL WINDOWS LOWER THAN 18" FROM THE FLOOR SHALL BE IMPACT RESISTANT SAFETY GLASS. SCREENS SHALL BE NYLON FABRIC.

SCREENS SHALL BE NYLON FABRIC.
MINDOM WELLS: MINDOM WELL SHALL MEET I.R.C. R3IO.2 MITH A CLEAR OPENING OF 9 SQ. FT. AND A MINIMUM WIDTH OF 3'-O". MINDOW WELL
MITH A DEPTH OF 44" OR GREATER SHALL BE PROVIDED WITH A STAIR OR AN APPROVED LADDER.
EGRESS: ALL BEDROOM MINDOWS SHALL HAVE A MINDOW OPENING HEIGHT OF 44" MAX, FROM THE FINISHED FLOOR, HAVE 20" MIN. CLEAR
MIDTH, AND 24" MIN. CLEAR HEIGHT. MITH A MIN. OF 5.T SQ. FT. EGRESS OPENING PER I.R.C. R3IO.!
MINDOWS OVER ALL BATHTUBS AND SHOWERS SHALL BE IMPACT RESISTANT SAFETY GLASS AS WELL AS MINDOWS WITHIN 24" OF A DOOR.
GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR MITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF

GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 " OF THE TOP AND BOTTOM OF STAIRWAY'S MHERE THE BOTTOM EDGE OF THE GLAZING " ABOVE THE WALKING SURFACE SHALL HAVE IMPACT RESISTANT GLAZING PER I.R.C. 308.4 FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE 9 INCH FLASHINGS FOR WINDOWS AS PER MANUFACTURER INSTALLATION INSTRUCTIONS. WITH SILL HEIGHTS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND WHEN THE EXTERIOR SILL HEIGHT IS GREATER THAN 6 FEET ABOVE GRADE MUST BE FIXED WINDOWS OF LABELED SAFETY GLAZING OR MUST HAVE 36 INCH HIGH GUARD WITH H4 INCH MAX. OPENINGS TO PROTECT PERSON(S) FROM FALLING THROUGH (RG13.2)
PROVIDE CORROSION RESISTANT METAL L FLASHING OVER ALL EXTERIOR DOORS INCLUDING GARAGE DOORS WITHOUT NAILING FINS OR FLADRED MAY.

MALL FINISH: MALL PAINT SHALL BE LATEX BASED SEALER, PRIMER AND 2 COATS OF ALKYD FINISH. (ALL PAINT AND COLORS SHALL BE CONFIRMED BY OWNER

<u>FIREPLACES/STOVES:</u>
FIREPLACES SHALL CONSIST OF NATURAL GAS, DIRECT VENT, SEALED COMBUSTION, METAL FIREBOX AS MANUFACTURED BY HEAT-N-GLO MODEL GOOOXT OR EQUAL. MANUFACTURERS INSTRUCTIONS AND ALL LOCAL CODES SHALL BE FOLLONED FOR INSTALLATION.

REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) OR MORE IN DIAMETER. B. EXTERIOR: HAND RAILING SHALL BE WROUGHT IRON RAILING SYSTEM WITH POWDER COATED FINISH (OR AS

STED TO CANCEN. STORE: HAND RAILING SHALL BE KNOTTY ALDER RAIL AND NEWELS WITH WROUGHT IRON BALUSTERS (STAIN FINISH OR AS SELECTED BY OWNER).

FINISH COLORS:

CARPET AREAS TO BE CARPETED SHALL BE SHOWN ON PLANS (CARPET AND PADDING SELECTED BY OWNER).

WOOD FLOOR: AREAS TO BE COVERED WITH HARDWOOD SHALL SHOWN ON PLANS (STYLE AND TYPE TO BE

SELECTED BY THE OWNER).

TILE/STONE: AREAS TO BE COVERED WITH TILE/NATURAL STONE SHALL BE SHOWN ON PLANS (STYLE AND TYPE TO

BE SELECTED BY THE OWNER! APPLIANCES:

KITCHENAID KGCP46TH STAINLESS STEEL OR EQUAL DISPOSAL

DISHMASHER

KITCHENAID KCGC-46-TH STAINLESS STEEL OR EQUAL
KITCHENAID KUDC-2005 OR EQUAL
KITCHENAID KUDC-25CH OR EQUAL
NUTONE 8814**BR OR EQUAL
KITCHENAID KSSC-42MF OR EQUAL
KITCHENAID KSSC-42MF OR EQUAL
KITCHENAID KEBS-208D STAINLESS STEEL OR EQUAL
KITCHENAID KEMCIAOH STAINLESS STEEL OR EQUAL
KITCHENAID KEMCIAOH STAINLESS STEEL OR EQUAL BATH EXHAUST FANS REFRIGERATOR OVEN (DOUBLE)

NOTE: ALL APPLIANCES SHALL BE SELECTED BY OWNER.
NOTE: BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXINITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN WALL AREAS OR TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.

| ALUFI | ALUHINUH | L | LIN | LINEN |
|--------|---|---|-------------|---------------------------|
| A/R | AS REQUIRED | | MFG | MANUFACTURER |
| AV | AUDIO VIDEO | | MECH | MECHANICAL |
| BSMNT | BASEMENT | | MIN | MINIMUM |
| BRG. | BEARING | | | |
| BTR | BETTER | | MOD | MODIFIED |
| BKS | BOOKS | | MTR | MOTOR |
| В | BUILT IN | | NTS | NOT TO SCALE |
| CAB | CABINET | | 00 | ON CENTER |
| CLG | CEILING | | PAN | PANTRY |
| cv | CENTRAL VACUUM | | ₽SI | POUNDS PER SQUARE INCH |
| CONC. | CONCRETE | | PLC9 | PLACES |
| CTR | COUNTER | | ₽L | POINT LOAD |
| DM | DISH WASHER | | PDR | POWDER ROOM |
| DBL | DOUBLE | | REF | REFRIGERATOR |
| DF | DOUGLAS FIR | | R 4 5 | ROD AND SHELF |
| Ŋ | DOWN | | ₽B | ROOF BEAM |
| ELEV. | ELEVATION | | SHLVS | SHELVES |
| EQ | EQUAL | | SPECS | SPECIFICATIONS |
| #P | FIREPLACE | | SURF. | SURFACE |
| FB | FLOOR BEAM | | SUSP. | SUSPENDED |
| FTG | FOOTING | | 5 Q. | SQUARE |
| FDN | FOUNDATION | | T # G | TONGUE AND GROOVE |
| FT. | FEET | | T.O.F | TOP OF FOUNDATION |
| FURN. | FURNACE | | TYP | TYPICAL |
| GYP. | GYPSUM | | UNCL | UNDER COUNTER LIGHTING |
| HVAC | HEATING, VENTILATION, AIR CONDITIONING | | uno | UNLESS NOTED OTHERWISE |
| HT/HGT | HEIGHT | | MIC | WALK-IN-CLOSET |
| IRC | INTERNATIONAL RESIDENTIAL CODE | | MO | WALL OVEN |
| LAUN | LAUNDRY | Γ | MH | WATER HEATER |

NOMENCLATURE

ABBREVIATION DESCRIPTION

OF THIS PLAN INTRODUCT MITTEN APPROVAL SHALL BE A VIOLATION OF THE LAM AND VIOLATORS HILL BE A VIOLATION OF THE LAM AND VIOLATORS HILL BE PROSECUTED TO THE PLAN IN THIS COPY DOES NOT HAVE A NET INK SIGNATURE FROM HABITATIONS THEN THIS IS AN UNGALTHOSIZED COPY AND SHOULD BE REPORTED TO HABITATIONS BY PHONING (80)/141-814

GENERAL DRAWING NOTES HABITATIONS MAKES EVERY EFFORT TO PRESENT ACCURATE & RELIABLE INFORMATION, HOWEVER IT DOES NOT ENDORSE, APPROVE, OR CERTIFY THE INFORMATION PROVIDED BY OTHERS, NOR DOES HABITATIONS GUARANTEE IT'S ACCURACY OR COMPLETENESS. USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IT SHOULD ONLY BE UNDERTAKEN AFTER CAREFUL REVIEW AND INDEPENDENT VERIFICATION OF IT'S ACCURACY AND COMPLETENESS, THE CONTRACTORY ONNER! TRADE CONTRACTORS SHALL ASSUME ALL RISKS FOR THE USE OF THE INFORMATION CONTRACTORY ONNER! USE, MISUSE, REFERENCE TO, OR RELIANCE ON ANY OF THE INFORMATION PROPOSED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS, OR DEFECTS.

NFORMATION PROPOSED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS, OR DEFECTS.
FLOOR PLAN INTERIOR DIMENSIONS ARE TO INSIDE OF UNFINISHED INVIDITION WALLS (UNFINISHED WALL THICKNESS EQUALS 3 1/2"). SQUARE FOOTAGE IS DETERMINED TO THE OUTSIDE OF ALL EXTERIOR WALLS IN EVERY LOCATION WHERE THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.
FLOOR PLAN EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUDIOS, (EXCLUDING SHEATHING).
AN ATTEMPT HAS BEEN MADE TO DESIGN TO FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES HOWEVER THE CONTRACTOR/ OWNER SHALL HAVE RESPONSIBILITY TO INSURE THAT ALL APPLICABLE FEDERAL, STATE \$ LOCAL BUILDING CODES AND ORDINANCES ARE MET. THE CONTRACTOR/ OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ALL DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND/OR USE OF THESE
PRAININGS/SPECIFICATIONS

ELECTRICAL, PLUMBING AND HVAC DETAILS ARE NOT SHOWN. THE GENERAL CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO INSURE THAT SUBCONTRACTORS FOLLOW ALL APPLICABLE

CODES,
STRUCTURAL ROOF, FLOOR AND WALL FRAMING DETAILS ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FRAMING TO MEET STRUCTURAL
REQUIREMENTS OF ALL APPLICABLE CODES.
CABINET DETAILS ARE NOT SHOWN. DESIGN, STYLE AND COLOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER /CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF
FOOTINGS/FOUNDATIONS AND TO MEET ALL LOCAL ZONING CODES/ORDINANCES.
A TRASH DUMPSTER AND FORTA-FOTTY SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES, CAN NOT BE PLACED IN STREET OR ACROSS SIDEWALK AND PARKSTRIP.
A CERTIFICATE MUST BE POSTED IN OR BY THE ELECTRICAL PANEL OF INFUNACE ROOM LISTING THE R VALUES OF THE INSULATION INSTALLED IN THE WALLS, CEILINGS, FOUNDATION WALLS,
SLAB, CRANLSPACE AND DUCTS OUTSIDE CONDITIONED SPACES, KINDOMS U-FACTORS AND SOLAR HEAT GAIN CONSTANTS MUST ALSO BE LISTED AND SHOWN. THE TYPE AND EFFICIENCY OF THE FURNACE, BOILER, MATER HEATER AND AIR CONDITIONING EQUIPMENT SHALL ALSO BE LISTED.

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N. COOMBS CHK'D BY: J. SADLER

SUE DATE 7/11/2014 PLAN NUMBER ⁻54006

SHEET NUMBER

° 2<u>0</u>

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE GRADE AWAY FROM FOUNDATION WALL'S SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%) STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY. STRAM WATTLES (OR EQUIVALENT) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
BERT'S OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS.
FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
ALL REAR DRAINAGE TO BE RETAINED ON THE PROPERTY.
FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.



SITE PLAN 4087 W 2200 SOUTH ST LOT #1 BLUE ACRES SUBDIVISION WEBER COUNTY, UTAH

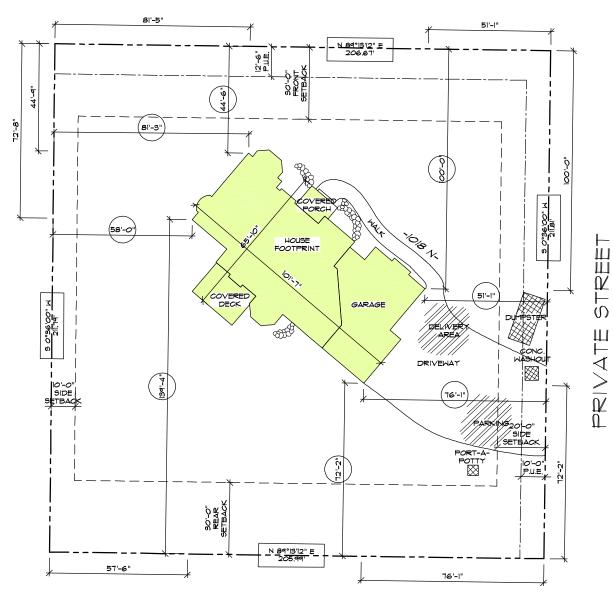
5CALE: 1" = 20'-0" Area = 43,703 Sq. Ft. = 1.00 ACRE

- SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER /CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS/FOUNDATIONS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, NATIONAL, AND LOCAL BUILDING CODES & ORDINANCES.
- THIS SITE PLAN IS A REPRESENTATION OF CONCRETE FOUNDATIONAL BUILDING FOOTPRINT ONLY. ALL SETBACK INFORMATION SHOWN IS TO CONCRETE FOUNDATION WALLS ONLY. SITE PLAN DOES NOT INDICATE THE LOCATION OF ROOF OVERHANGS OR CANTILEVERS (WALL POPOUTS OR FLOOR OVERHANGS) OR OTHER ARCHITECTURAL ELEMENTS THAT MAY PENETRATE THE PROPERTY SETBACKS OR EASEMENTS. THE PLAN COUNTY, CITY OR OTHER JURISDICTION REVIEWER, CONTRACTOR AND OWNER SHALL REVIEW ALL PLAN SUBMITTAL DRAWINGS (FLOOR PLANS, ELEVATIONS, DETAILS, ETC...) IN CONJUNCTION WITH THE SITE PLAN TO IDENTIFY ANY PROPOSED WALL CANTILEVERS OR OTHER FEATURES THAT MAY ENCROACH INTO SETBACKS AND SHALL REPORT ANY CONCERNS TO THE DESIGNER PRIOR TO EXCAVATION AND/OR CONSTRUCTION.

LEGEND

----- SETBACK LINE --- EASEMENT LINE HOME FOOTPRINT

2200 SOUTH STREET



SWPPP INFORMATION

MARNING: ELECTRONIC FILES INCLUDING THOSE IN PDF FORMAT ARE TO BE USED FOR BIDDING PURPOSES ONLY. ANY CONSTRUCTION MORE THAT IS TO BE DONE ON THE HODE. INCLUDING STITE MORE SHALL BE DAMED.

HOW MUCH AREA WILL BE DISTURBED? APPX. IOK 9Q. FT. OF THE LOT. JUST OVER 50% OF THE ENTIRE LOT

APPX. IOR SQ. FT. OF THE LOT. JUST OVER 50% OF THE ENTIRE AREA.

MHO WILL BE RESPONSIBLE FOR THE CONDITIONS OF THE SITE

WHO WILL BE RESPONSIBLE FOR THE CONSTITUTE OF THE STEED OF MUD AND THE STEED OF THE STEED OF MUD AND THE STEED OF THE STEE DEBRIS DAILY.

DEBRIS DAILY.

WHAT WILL BE DONE WITH ALL EXCAVATED MATERIAL TEMPORARILY AND PERMANENTY?

ALL MATERIAL WILL BE USED ON SITE FOR LANDSCAPING AND SHAPING OF THE LAND AFFECTED.

WHERE IS THE CONCRETE WASHOUT AND HOW WILL IT BE MAINTAINED?

CONCRETE WASHOUT AREA SHOWN ON SITE PLAN, SEE NOTES ABOVE.

WHERE ARE THE PORTA-JOHNS LOCATED AND HOW ARE THEY

WISTAI IS

INSTALLED. SEE SITE PLAN FOR LOCATION AND THEY ARE STAND ALONE UNITS AND WILL BE DELIVERED AND PICKED UP FOR SERVICE AND

INSTALLATION. HOW WILL THE CONSTRUCTION ENTRANCE BE BUILT AND WHERE WILL IT BE LOCATED?

HOW MILL THE CONSTRUCTION ENTRANCE BE BUILT AND WHERE WILL IT BE LOCATED?

THE ENTRANCE WILL BE BUILT WHERE THE PROPOSED DRIVENAY LOCATION IS SHOWN. IT WILL CONSIST OF GRAVEL ROAD BASE FROM THE RIGHT OF WAY AND BE AT LEAST 40 FEET LONG TO REDUCE MUD AND DEBRIS FROM TRACKING OUT TO THE RIGHT OF WAY. WHAT WILL YOU DO WHEN MUD AND/OR DIRT GETS TRACKED ON THE ASPHALT?

IT WILL BE SCAPED AND SWEPT DAILY.

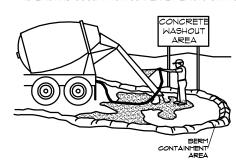
IS THERE A DRAINAGE DITCH OR SWALE ON OR NEAR YOUR PROPERTY? IF SO HOW MILL IT BE PROTECTED?

THERE IS A DRAINAGE EASEMENT ON THE PROPERTY. STAKED STRAW WATTLES AND A SILT FENCE WILL BE INSTALLED ON THE CONSTRUCTION SIDE OF THE EASEMENT TO ENSURE DEBRIS WILL NOT ENTER OR AFFECT THE EASEMENT TO ENSURE DEBRIS WILL NOT ENTER OR AFFECT THE EASEMENT.

HALL CURRENTLY HAPPENS TO THE RAIN/STORM WATER WHEN IT REACHES THIS PROJECT SITE?

STORMATER REACHING THIS SITE IS ABSORBED INTO THE VEGETATION AND GROUND.

SHOW ALL EXISTING OCCUPATION ON THE PROPERTY.



CONCRETE WASTE MANAGEMENT

I. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACULTIED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

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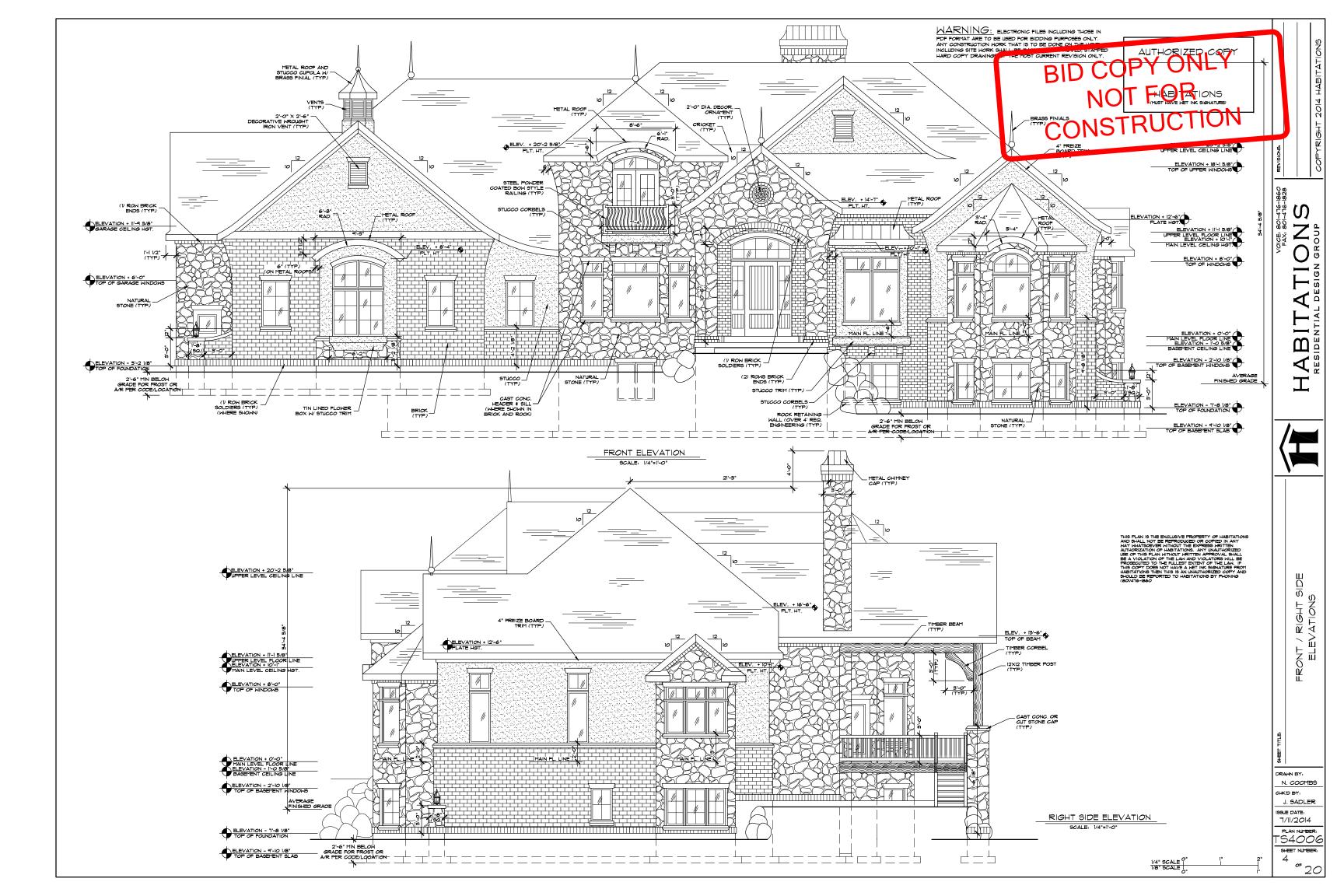
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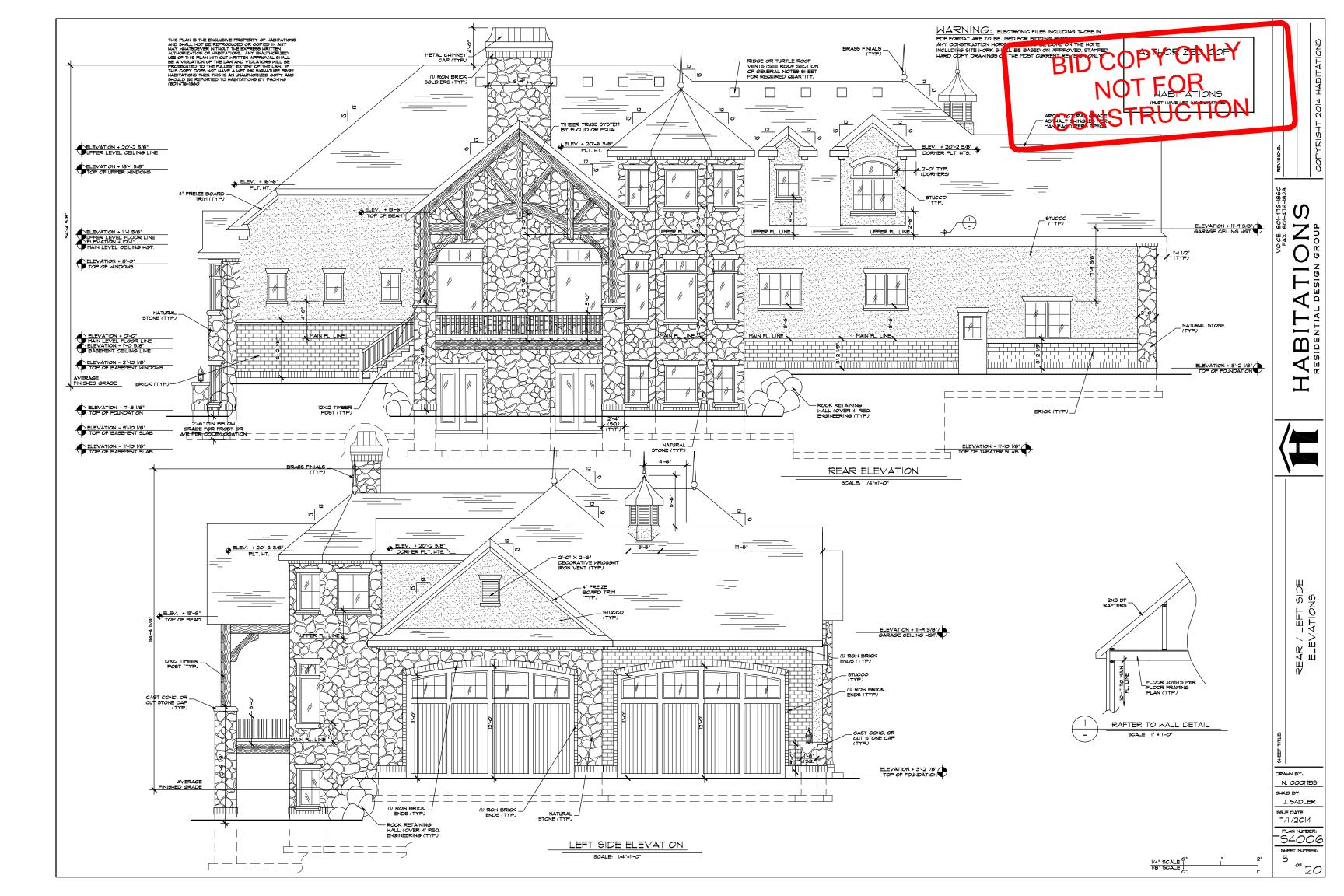
N. COOMBS CHK'D BY: J. SADLER

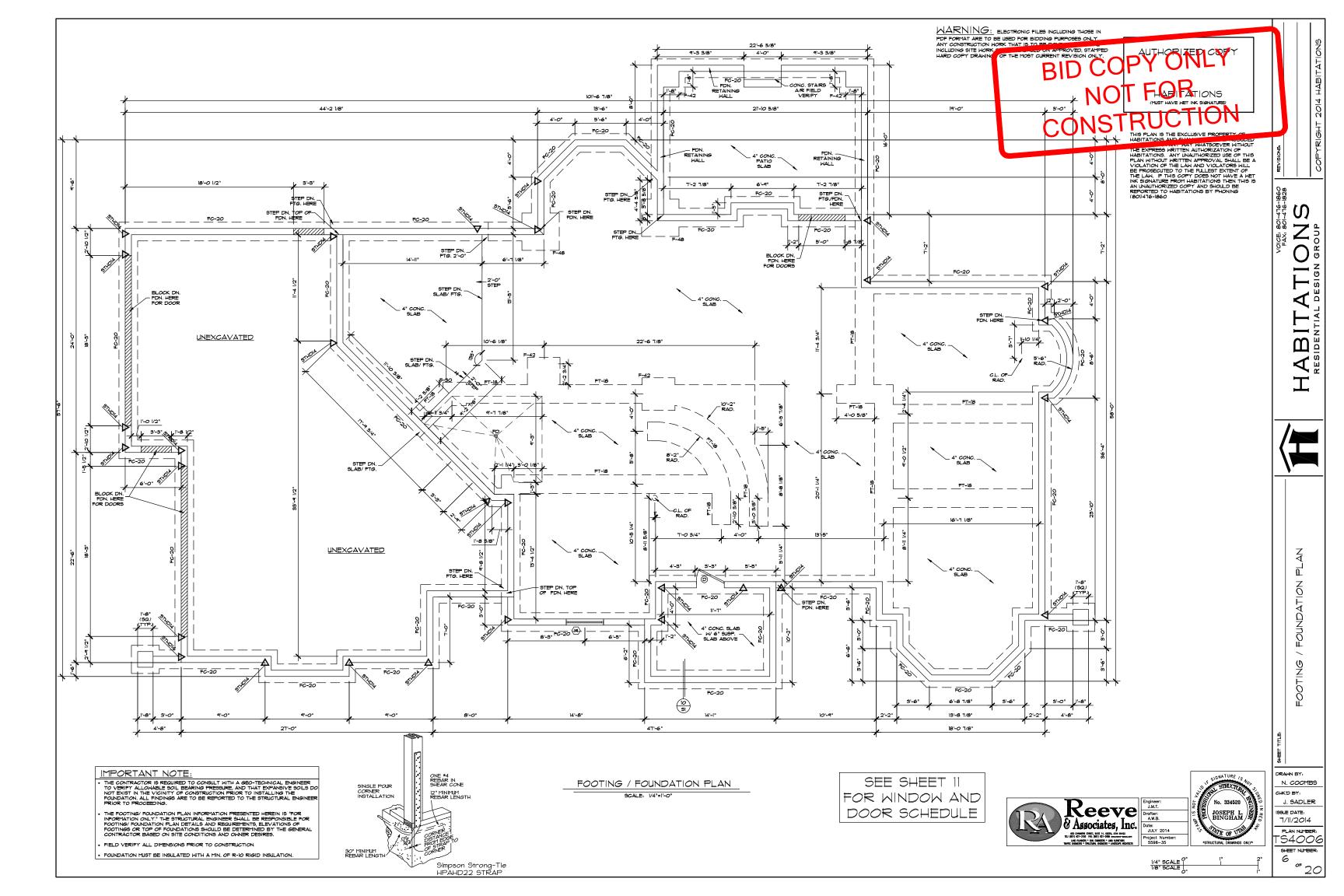
SSUE DATE 7/11/2014 PLAN NUMBER TS4006

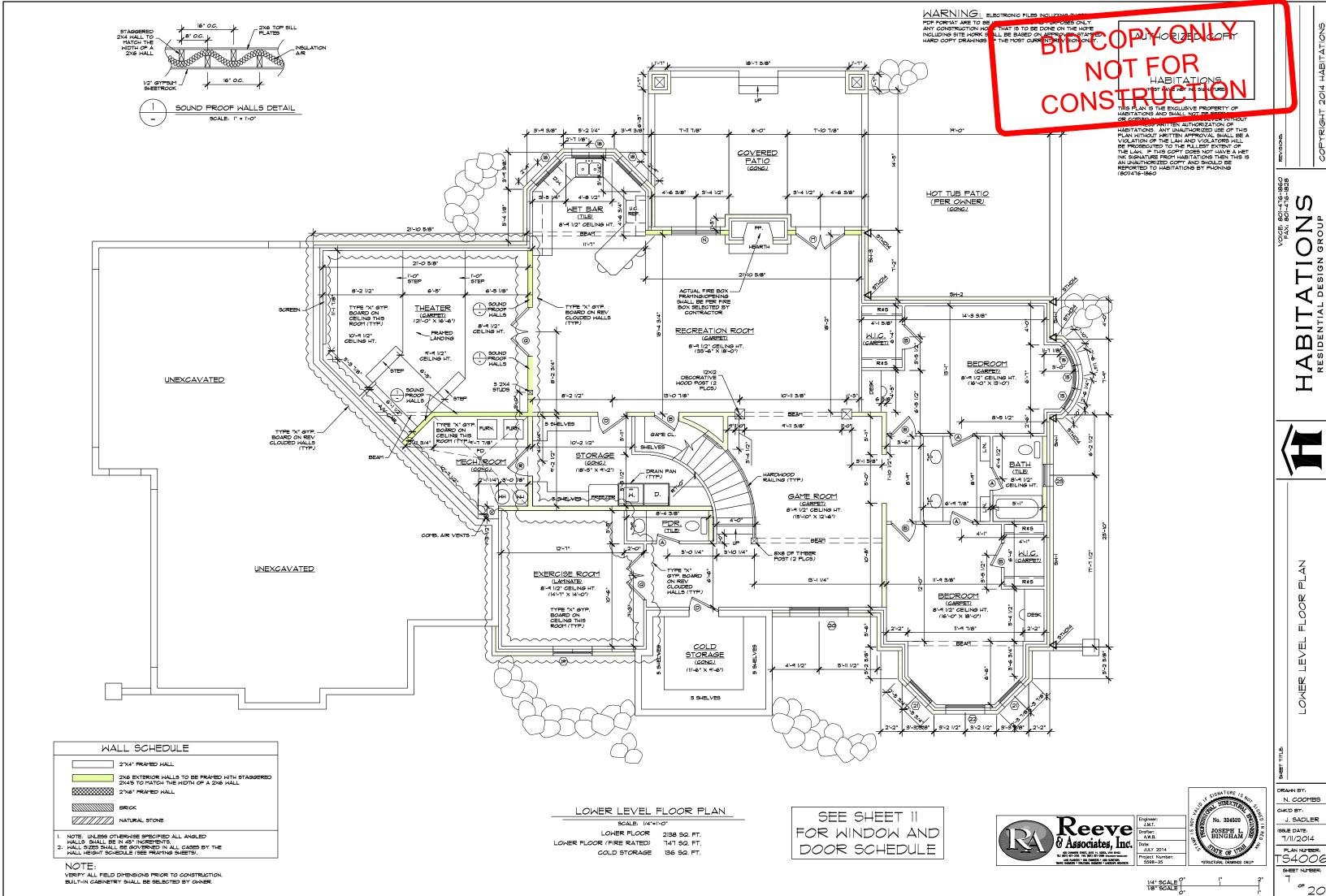
> SHEET NUMBER 3

° 20

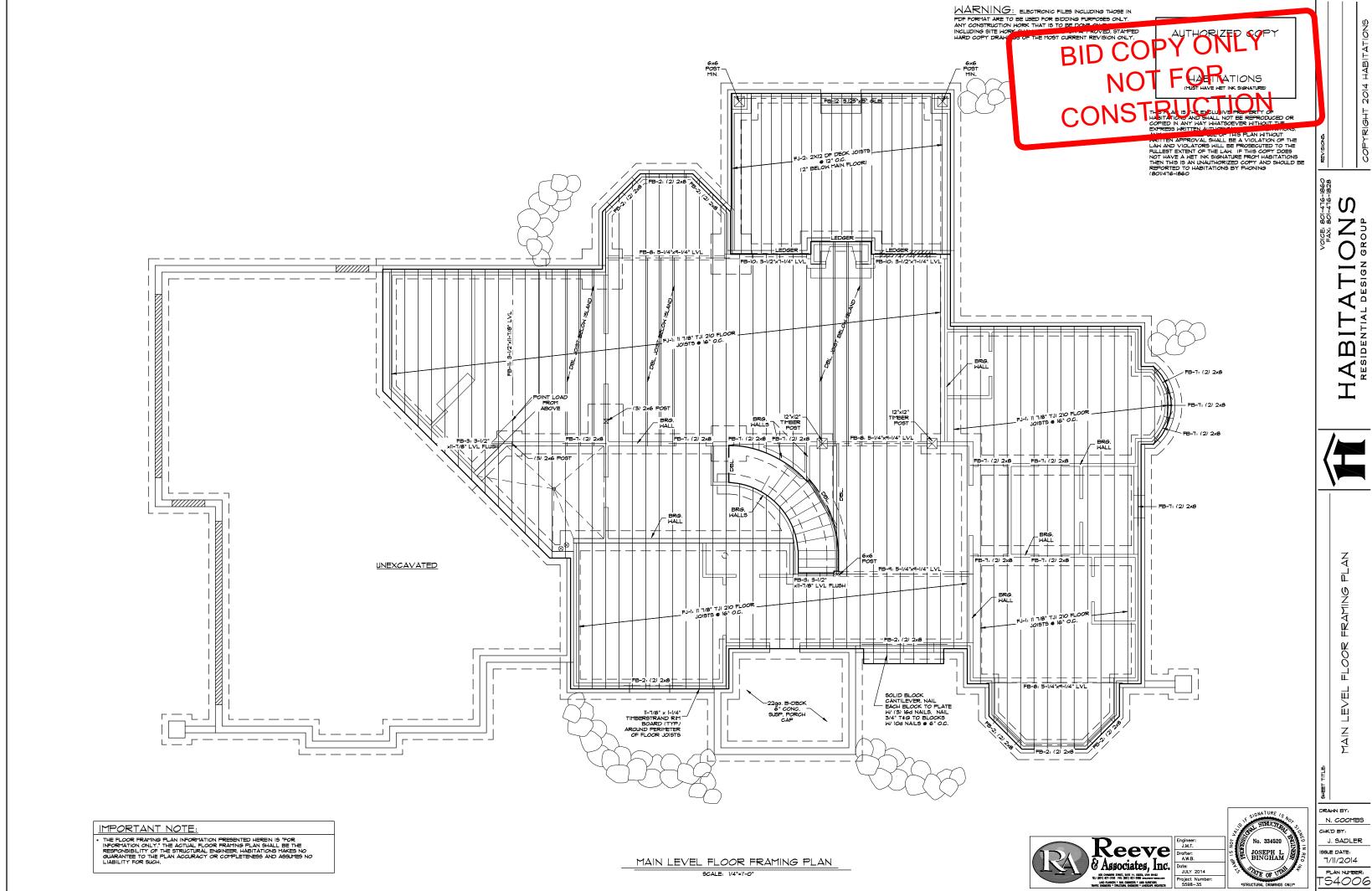








N. COOMBS J. SADLER SUE DATE: 7/11/2014

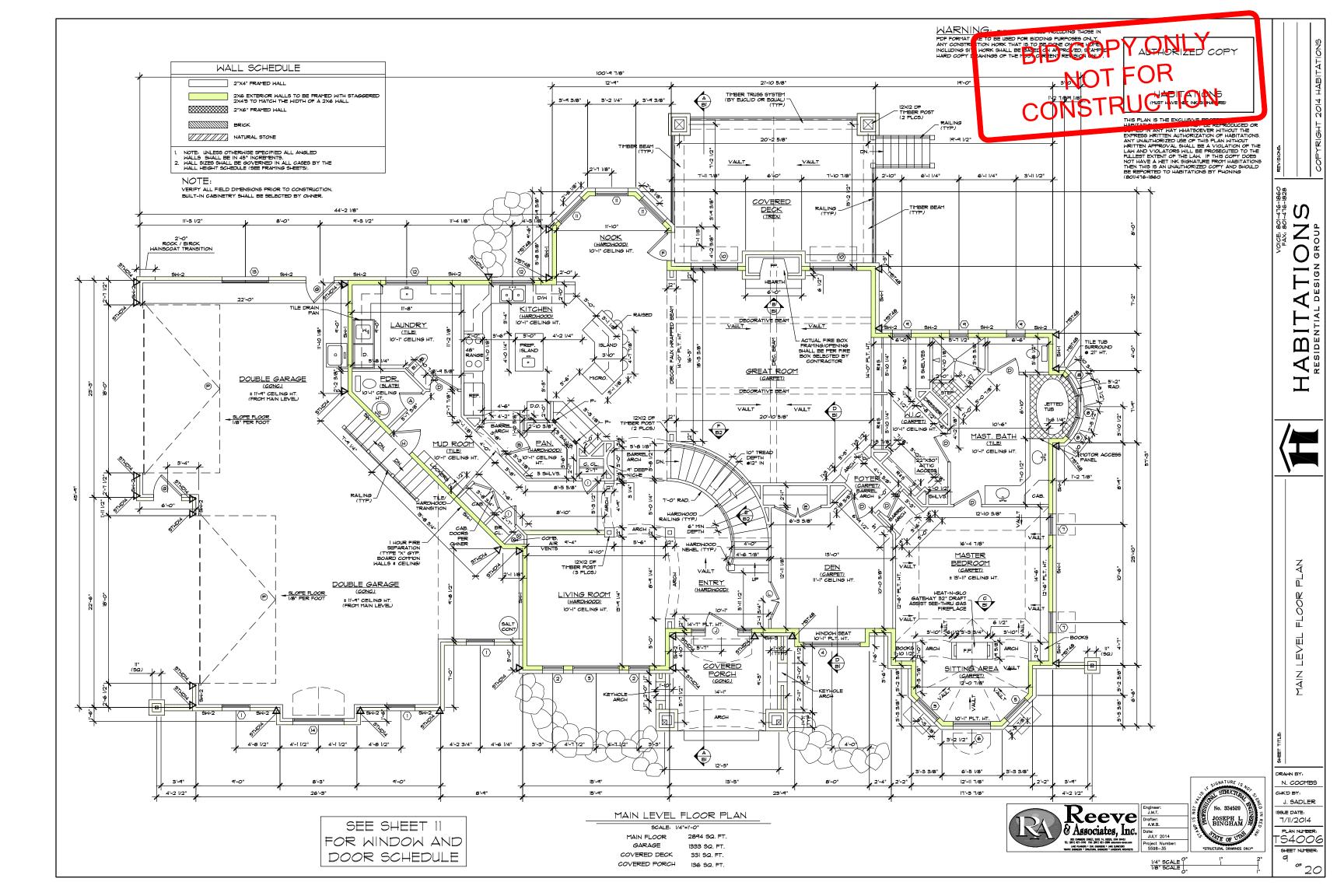


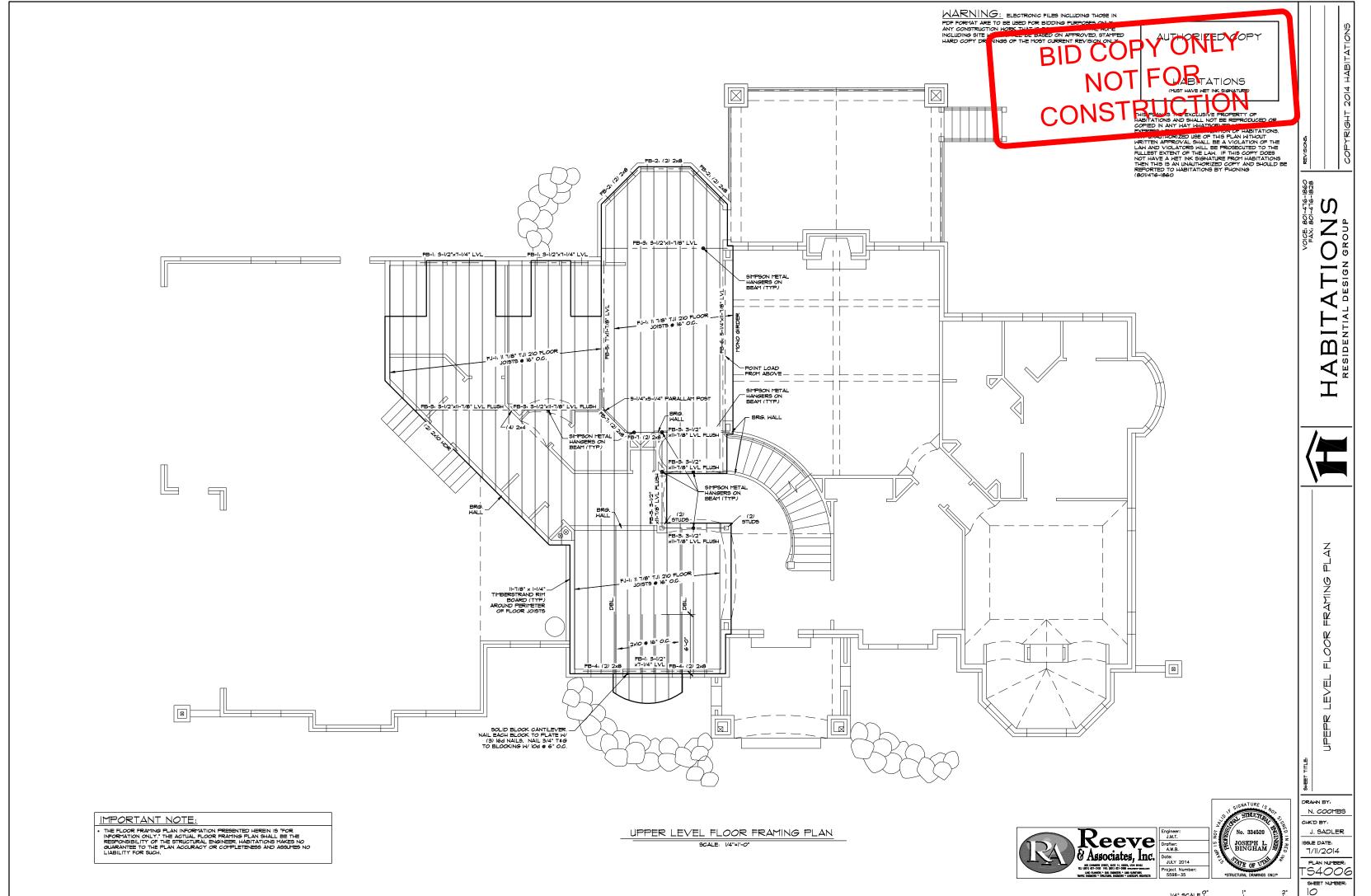
FRAMING

FLOOR LEVEL Z Z

N. COOMBS J. SADLER ISSUE DATE: 7/11/2*0*14

SHEET NUMBER: ° 20



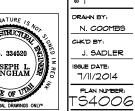


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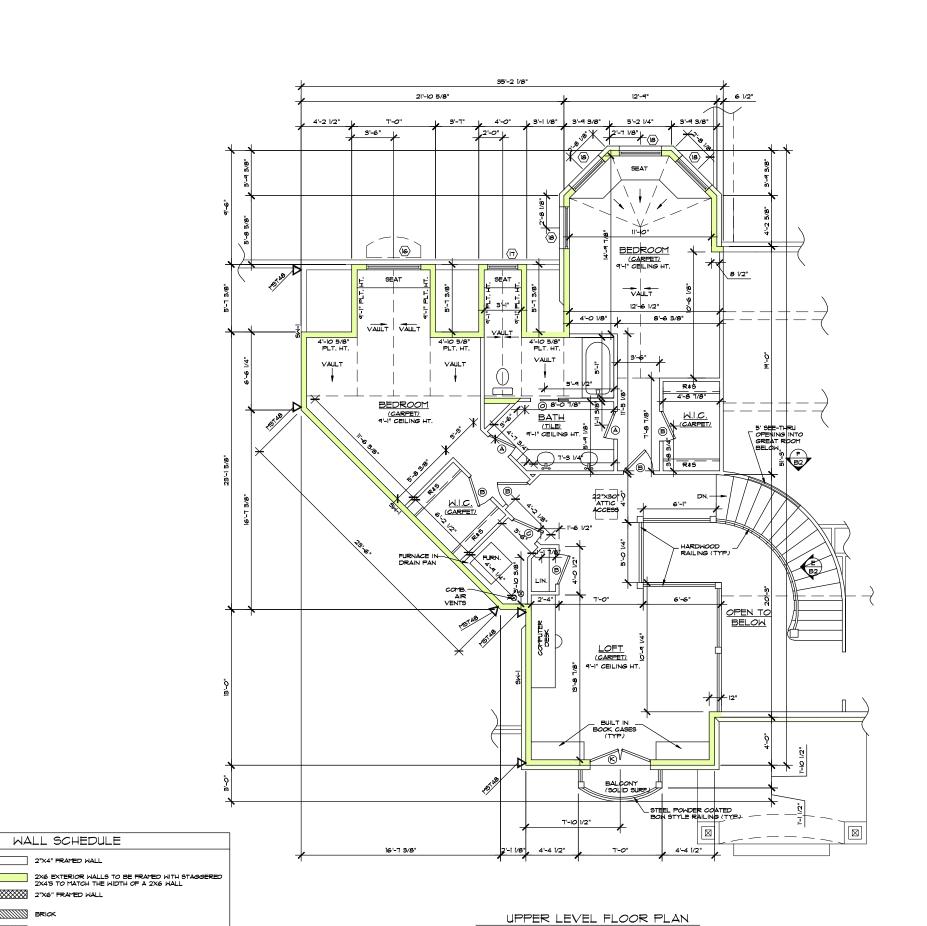
п FRAMING FLOOR LEVEL

SHEET NUMBER:

SHEET NUMBER ° 20 '



No. 334520 JOSEPH L. BINGHAM



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

UPPER FLOOR 1112 SQ. FT.

WALL SCHEDULE

2"X4" FRAMED WALL

NOTE: UNLESS OTHERWISE SPECIFIED ALL ANGLED MALLS SHALL BE IN 45° INCREMENTS.
HALL SIZES SHALL BE GOVERNED IN ALL CASES BY THE MALL HEIGHT SCHEDULE (SEE FRAMING SHEETS).

VERIFY ALL FIELD DIMENSIONS PRIOR TO CONSTRUCTION BUILT-IN CABINETRY SHALL BE SELECTED BY OWNER.

2"X6" FRAMED WALL

//////// NATURAL STONE

MARNING: ELECTRONIC FILES INCLUDING THOSE IN
POF FORMAT ARE TO BE USED FOR BLOOK ON THE HOME
ANY CONSTRUCT ORK SHALL BE BASED ON APPROVED STATED
HARD COPY OF AINES OF THE MOST CURRING EVISON ON TY

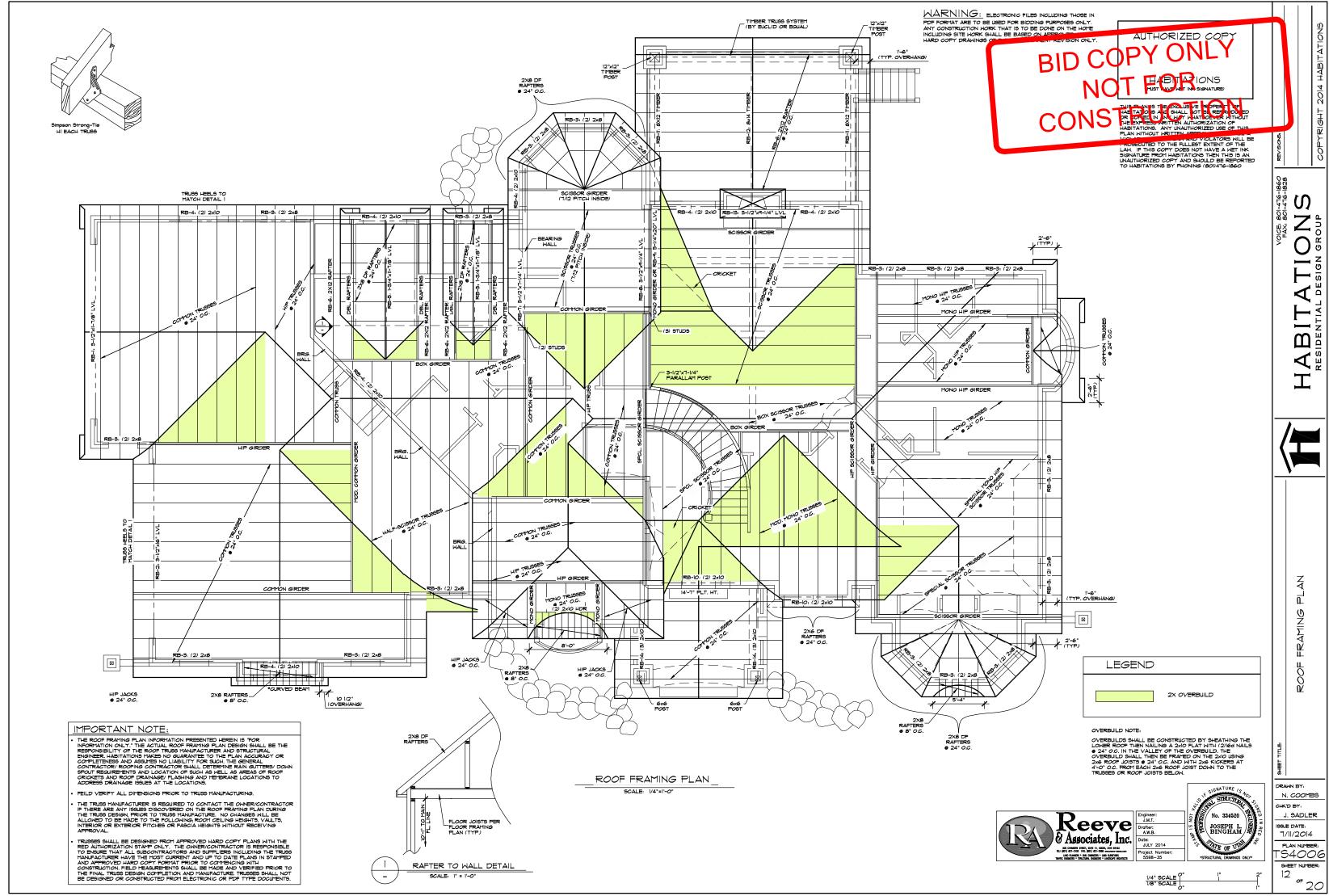
| | | WINDOW SCHEDULE |
|----|-----|---|
| D | QTY | DESCRIPTIONS |
| 1 | 3 | 3'-0" × 4'-6" CASEMENT |
| 2 | 2 | 2'-3" X 4'-6" CASEMENT W/ 1'-4" TRANSOM |
| 3 | -1 | 5'-0" X 4'-6" FIXED W/ 1'-4" TRANSOM |
| 4 | 1 | 6'-0" X 5'-6" CASEMENT 2 UNIT W/ 1'-6" TRANSOM |
| 5 | 2 | 3'-0" X 4'-6" CASEMENT W/1'-4" TRANSOM |
| 0 | 1 | 4'-0" \times 4'-6" CASEMENT W/ 2'-3" ARCHED TRANSOM |
| 7 | 2 | 2'-3" X 5'-6" CASEMENT W/ 1'-10" TRANSOM |
| 8 | 3 | 2'-3" X 3'-6" CASEMENT W/ I'-4" TRANSOM (OBSCURED, TEMP) |
| 9 | 3 | 2'-0" X 3'-0" CASEMENT |
| 10 | 2 | 5'-0" X 6'-0" FIXED W/ 1'-6" TRANSOM |
| 11 | 3 | 3'-6" X 5'-0" CASEMENT W/ 1'-4" TRANSOM |
| 12 | 2 | 4'-6" X 3'-6" CASEMENT 2 UNIT |
| 13 | 1 | 5'-0" X 4'-0" CASEMENT 2 UNIT |
| 14 | 1 | 5'-6" X 5'-0" CASEMENT 2 UNIT W/ 3'-0" ARCHED TRANSOM |
| 15 | 3 | 2'-3" X 4'-0" CASEMENT |
| 16 | 1 | 4'-6" X 3'-6" CASEMENT 2 UNIT W/ 1'-9" ARCHED TRANSOM |
| ΙT | 1 | 2'-6" X 3'-0" CASEMENT |
| 18 | 7 | 3'-6" X 4'-0" CASEMENT |
| 19 | 1 | 4'-0" X 4'-0"CASEMENT 2 UNIT |
| 20 | - 1 | 6'-0" X 4'-0"CASEMENT 2 UNIT |
| 21 | 2 | 3'-0" X 4'-0" CASEMENT |
| 22 | - 1 | 4'-0" X 4'-0" CASEMENT |
| 23 | 1 | 2'-3" X 3'-6" CASEMENT (OBSCURED) |

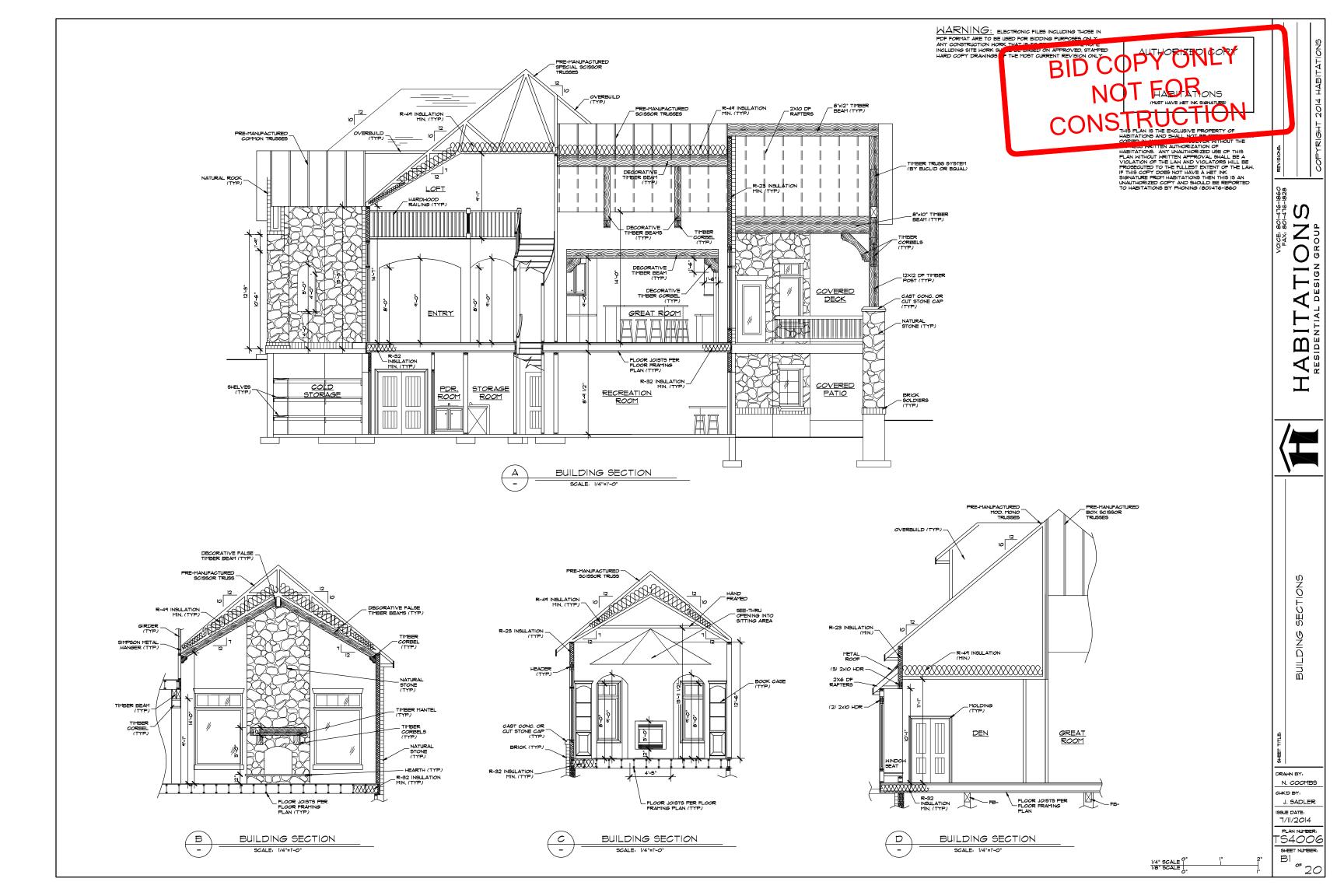
SHALL BE FOLLOWED FOR INSTALLATION AND FRAMING DIMENSIONS. ALL WINDOWS SHALL BE DOUBLE GLAZED AND LOW E GLASS. SEE ELEVATIONS TO DETERMINE STYLE AND CONFIGURATION.

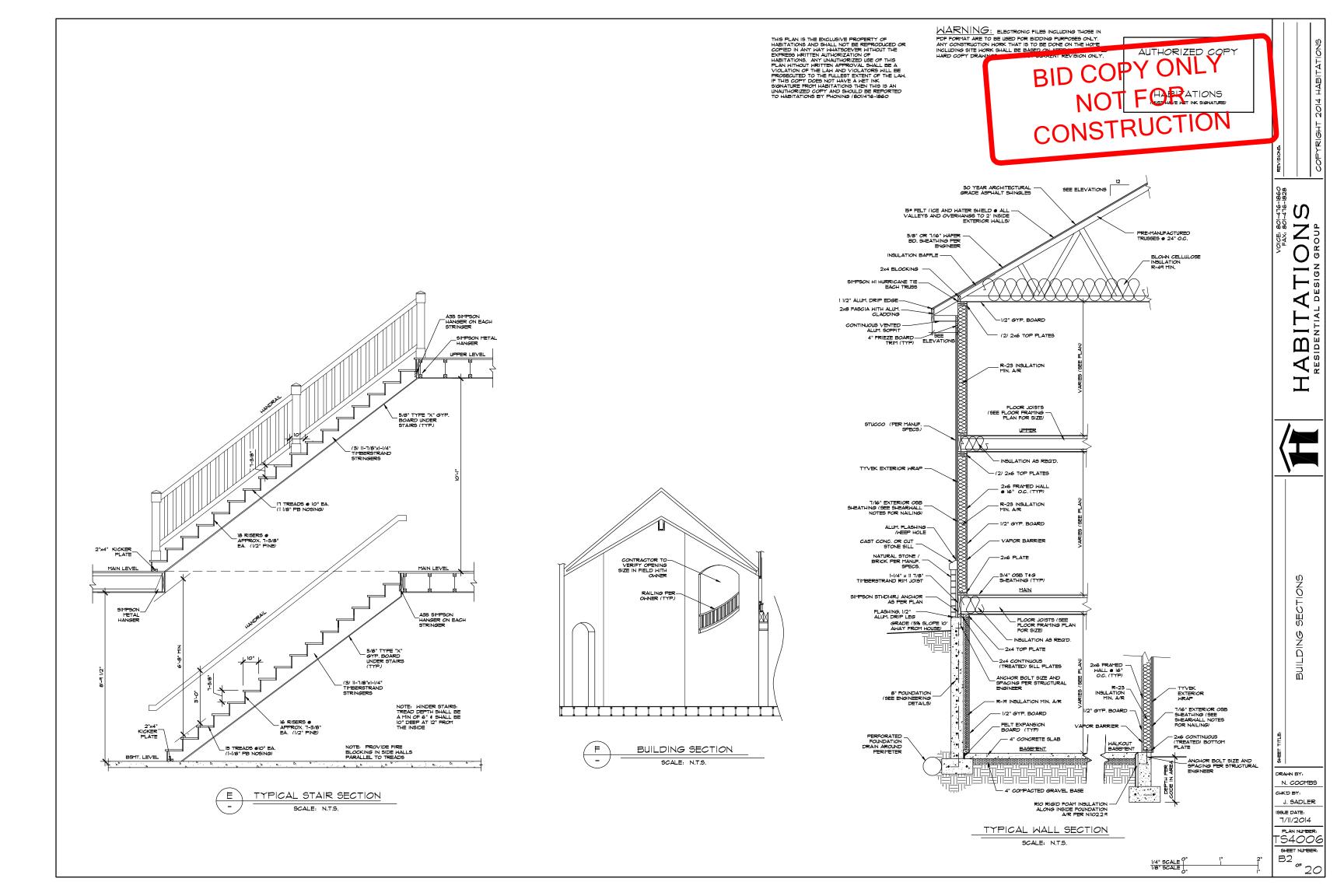
| | | DOOR SCHEDULE |
|---|-----|--|
| D | QTY | DESCRIPTIONS |
| А | ٦ | 2'-4" X 8'-0" INTERIOR 2 PANEL DOOR |
| В | 11 | 2'-6" X 8'-0" INTERIOR 2 PANEL DOOR |
| C | 1 | 2'-8" X 8'-0" INTERIOR 2 PANEL DOOR |
| D | 8 | 3'-0" X 8'-0" INTERIOR 2 PANEL DOOR |
| E | 1 | 5'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR |
| F | 1 | 3'-0" X 6'-8" EXTERIOR FULL GLASS DOOR |
| G | 2 | 3'-0" X 6'-8" EXTERIOR HALF GLASS DOOR |
| H | 1 | 3'-0" X 8'-0" FIRE RATED EXTERIOR DOOR W/ SELF CLOSER |
| П | 2 | 2'-0" X 8'-0" INTERIOR 2 PANEL DOOR |
| J | 1 | 3'-6" X 8'-0" EXTERIOR ENTRY DOOR W/ 1'-6" SIDELIGHTS \$ 2'-6" ARCHED TRANSOM |
| K | 1 | 5'-O" X 6'-8" EXTERIOR FULL GLASS ATRIUM DBL. DOOR W/ 1'-6" ARCHED TRANSOM |
| L | 1 | 4'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR |
| М | 1 | 5'-0" X 6'-8" EXTERIOR FULL GLASS ATRIUM DBL. DOOR |
| Ν | 1 | 5'-0" X 6'-8" EXTERIOR FULL GLASS ATRIUM DBL. DOOR (FIXED) |
| 0 | 1 | 2'-4" X 8'-0" INTERIOR 2 PANEL POCKET DOOR |
| ₽ | 2 | 18'-0" X 12'-0" INSULATED OVERHEAD GARAGE DOOR |
| Q | 2 | 5'-0" X 8'-0" INTERIOR 2 PANEL DBL. DOOR FIRE RATED |
| R | 1 | 3'-0" X 8'-0" INTERIOR 2 PANEL DOOR FIRE RATED |
| | | |

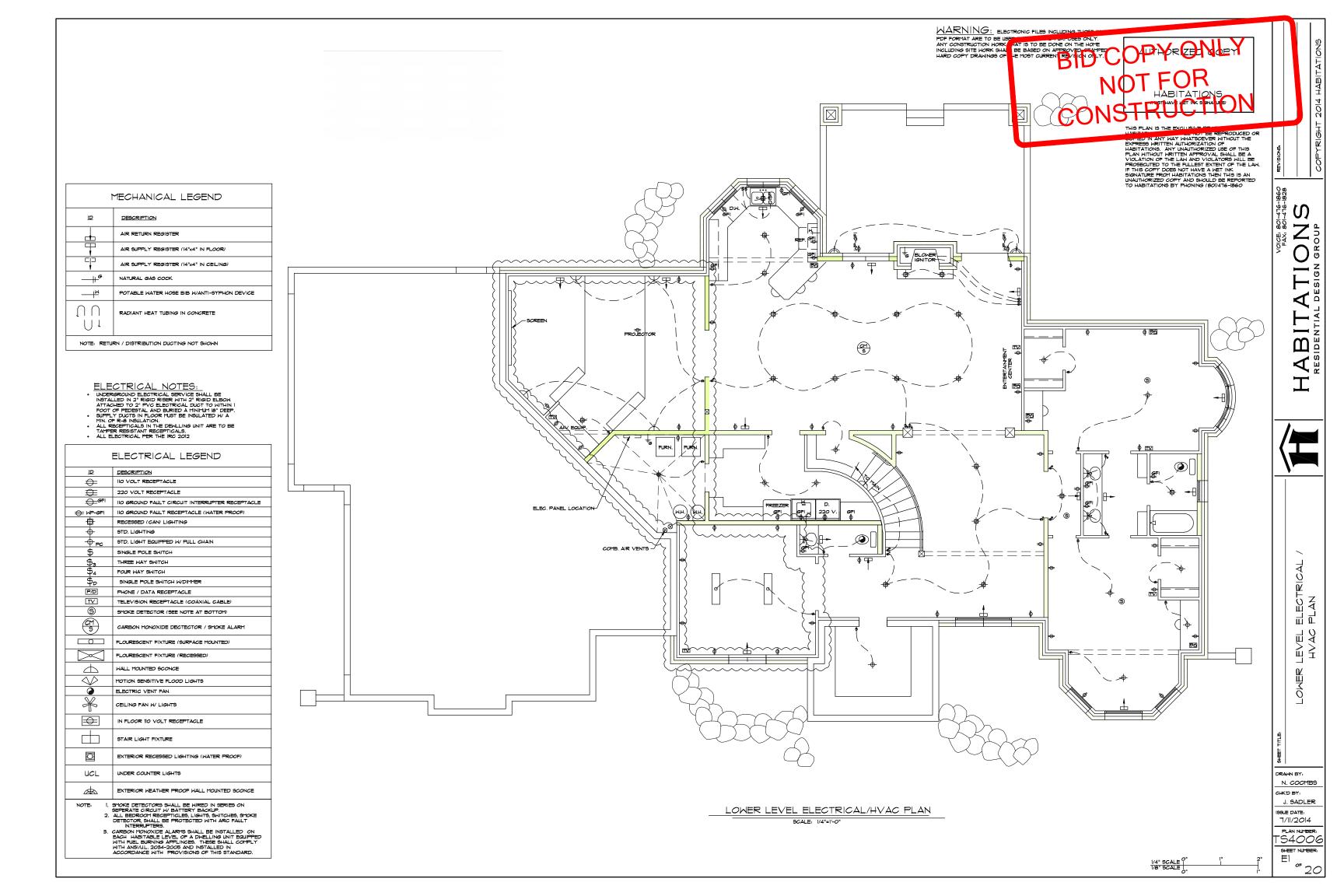
NOTE: UNLESS OTHERWISE SPECIFIED ALL INTERIOR DOORS SHALL HAVE PINE JAMES, ALL EXTERIOR DOORS SHALL HAVE FINE JAMES, DEAD BOLTS AND MEATHER-STRIPPING ALL GLASS ENTRY & PATIO DOORS SHALL HAVE LOW-E, DOUBLE GLAZED, TEMPERED SAFETY GLASS.

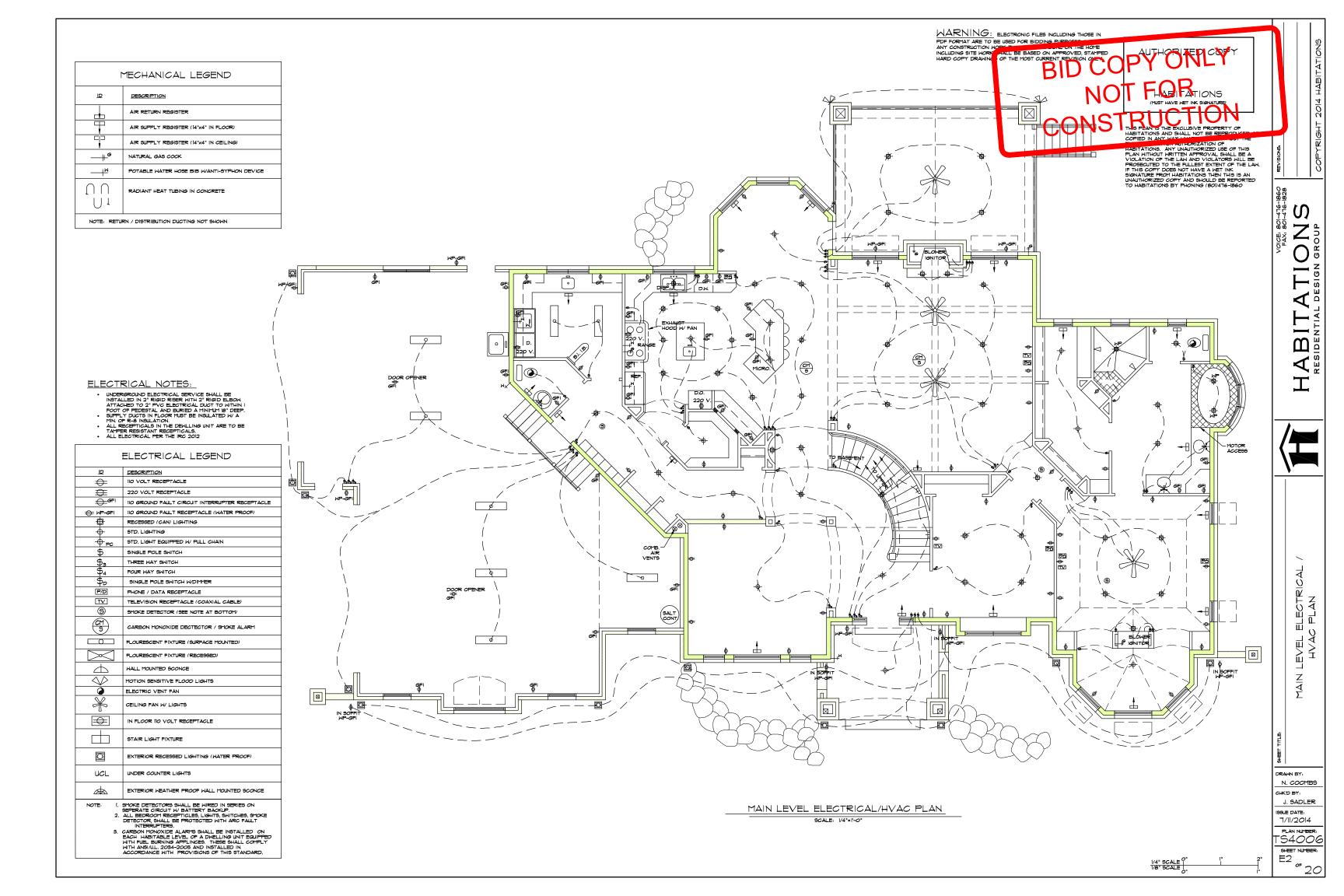
Reeve & Associates, Inc. 820 CHAMBERS STREET, SUITE 14, COCCEA, UTAH 84403 TEL- (801) 821-3100 FAX: (801) 821-2666 WELFARTH-GROUNDERS











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ICAL ELECTRI PLAN LEVEL HVAC

N. COOMBS CHK'D BY:

J. SADLER 199UE DATE: 7/11/2014

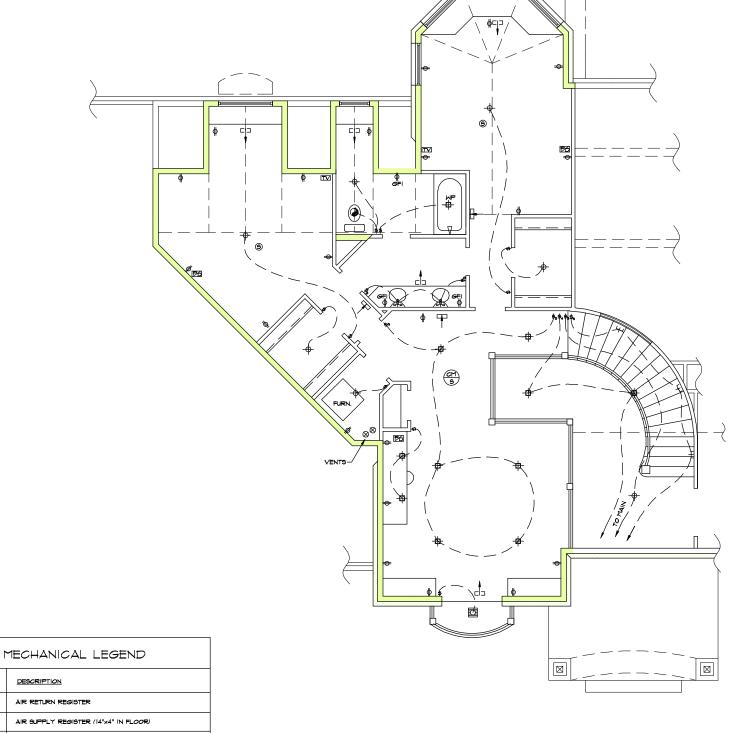
PLAN NUMBER: TS4006 SHEET NUMBER: ° 20'

ELECTRICAL NOTES:

- UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 2° RIGID RISER WITH 2° RIGID RISER ATTALLED TO 2° POOL ATTACHED TO 2° POOL ELECTRICAL DUCT TO WITHIN FOOT OF PEDESTAL AND BURIED A MINIMIM IS DEEP SUPPLY DUCTS IN FLOOR MUST BE INSULATED W.A. MIN. OF R-8 INSULATION.

 ALL RECEPTICALS IN THE DEBILLING UNIT ARE TO BE

| ALL RECEPTICALS IN THE DEMLLING UNIT ARE TO BE TAYPER RESISTANT RECEPTICALS. ALL ELECTRICAL PER THE IRC 2012 | | | | | | | |
|--|---|--|--|--|--|--|--|
| ELECTRICAL LEGEND | | | | | | | |
| ID DESCRIPTION | | | | | | | |
| + | 110 VOLT RECEPTACLE | | | | | | |
| | 220 VOLT RECEPTACLE | | | | | | |
| ⊕ GFI | 110 GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE | | | | | | |
| ⊕ MP-GFI | 110 GROUND FAULT RECEPTACLE (WATER PROOF) | | | | | | |
| | RECESSED (CAN) LIGHTING | | | | | | |
| + | STD. LIGHTING | | | | | | |
| → PC | STD. LIGHT EQUIPPED W/ PULL CHAIN | | | | | | |
| \$ | SINGLE POLE SWITCH | | | | | | |
| \$₃ | THREE WAY SWITCH | | | | | | |
| \$4 | FOUR WAY SWITCH | | | | | | |
| \$- | SINGLE POLE SWITCH W/DIMMER | | | | | | |
| P/D | PHONE / DATA RECEPTACLE | | | | | | |
| TV | TELEVISION RECEPTACLE (COAXIAL CABLE) | | | | | | |
| 9 | SMOKE DETECTOR (SEE NOTE AT BOTTOM) | | | | | | |
| CM S | CARBON MONOXIDE DECTECTOR / SMOKE ALARM | | | | | | |
| | FLOURESCENT FIXTURE (SURFACE MOUNTED) | | | | | | |
| | FLOURESCENT FIXTURE (RECESSED) | | | | | | |
| ф | WALL MOUNTED SCONCE | | | | | | |
| | MOTION SENSITIVE FLOOD LIGHTS | | | | | | |
| | ELECTRIC VENT FAN | | | | | | |
| * | CEILING FAN W LIGHTS | | | | | | |
| $\overline{\oplus}$ | IN FLOOR 110 VOLT RECEPTACLE | | | | | | |
| | STAIR LIGHT FIXTURE | | | | | | |
| | EXTERIOR RECESSED LIGHTING (WATER PROOF) | | | | | | |
| UCL | UNDER COUNTER LIGHTS | | | | | | |
| | EXTERIOR WEATHER PROOF WALL MOUNTED SCONCE | | | | | | |
| NOTE: 1. | SEPERATE CIRCUIT W/ BATTERY BACKUP. | | | | | | |



ID DESCRIPTION AIR RETURN REGISTER AIR SUPPLY REGISTER (14"x4" IN FLOOR) NATURAL GAS COCK $-+^{\bowtie}$ POTABLE WATER HOSE BIB W/ANTI-SYPHON DEVICE RADIANT HEAT TUBING IN CONCRETE $\bigcup \downarrow$

NOTE: RETURN / DISTRIBUTION DUCTING NOT SHOWN

UPPER LEVEL ELECTRICAL/HVAC PLAN

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

GENERAL NOTES:

- VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT SUBSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
- CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. SEE ARCHITECT'S PLANS FOR DIMENSIONS. DO NOT SCALE DRAWINGS
- SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURER-DESIGNED COMPONENTS AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE RESIDES.
- SIZES LOCATIONS LOADS AND ANCHORAGES OF FOUIPMENT SHALL BE VERIFIED IN THE FIFLD WITH FOLIIPMENT
- MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE
- REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN
- THE LIMITS OF THE DESIGN LOAD CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2012 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED
- CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS). ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE INTERNATIONAL BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

LUMBER NOTES:

- MEMBER GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: GLU-LAM BEAMS . .DOUGLAS-FIR/LARCH #2 .DOUGLAS-FIR/LARCH #2 HEADERS .DOUGLAS-FIR/LARCH #: COLUMNS. STUDS NONBEARING WALLS. DOUGLAS-FIR/LARCH #2 .AS PER MANÚFACTURER PRE-FAB JOISTS SILL PLATES IN CONTACT WITH CONCRETE ...DOUGLAS-FIR/LARCH #2 TREATED FOR MOISTURE PROTECTION
- WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON STRONG-TIE OR EQUAL STRUCTURAL CONNECTORS. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER.
- WHERE MULTIPLE SILL PLATES ARE USED, ANCHOR BOLTS SHALL EXTEND THROUGH ALL SILL PLATES.
- BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS
- SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. CROSS BRIDGING OF NOT LESS THAN 1"x3" MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS NOT TO EXCEED 8'-0" APART, FOR SPANS OF 18'-0" AND GREATER.
- ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIA. EQUAL TO 3 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
- MIN. NAILING SHALL BE AS PER SECTION 2304.9.1 OF THE INTERNATIONAL BUILDING CODE.
- FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE ATTACHED SCHEDULE.
- JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PL AS RECOMMENDED BY THE MANUFACTURER WITH A MIN. OF ONE ROW OF BRACING AT MID SPAN MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.
- ALL PRE-MANUFACTURED WOOD PRODUCTS SHALL BE PROVIDED BY TRUSS JOIST, BOISE CASCADE CORP, OR LOUISIANA PACIFIC CORP. ANY OTHER SUBSTITUTION MUST BE APPROVED BY THE ENGINEER
- FASTENERS FOR PRESSURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED, GALVANIZED STEEL OR STAINLESS STEEL
- BEAM SIZES ARE BASED ON A MIN. STRENGTH REQUIREMENTS. SIZES MAY BE INCREASED FOR ARCHITECTURAL OR
- TYPICAL DOOR/WINDOW HEADERS TO BE (2) 2X8 UNLESS NOTED OTHERWISE.
- 2-PLY AND 3-PLY PRE-ENGINEERED WOOD BEAMS SHALL BE NAILED TOGETHER AS PER MANUFACTURER'S SPECIFICATIONS. 4-PLY AND GREATER PRE-ENGINEERED WOOD BEAMS SHALL BE ATTACHED W/ (2) ROWS 1/2"0 THRU-BOLTS @ 12" o.c., SPACED 2" FROM TOP AND BOTTOM OF BEAM. SEE MANUFACTURES SPECIFICATIONS FOR ALL OTHER CONNECTION CONDITIONS.
- SOLID BLOCKING OR SQUASH BLOCKS REQUIRED IN JOIST SPACE AT ALL COLUMN LOCATIONS. CARRY ALL COLUMN LOADS DOWN TO FTG. OR FDN.
- 16. ROOF SHEATHING SHALL BE 7/16" APA RATED SHEATHING W/SPAN RATING OF 24/16. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.
- FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD GLUED & NAILED. GLUE SHALL CONFORM TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
- WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING. SEE SHEAR WALL SCHEDULE FOR MORE INFORMATION
- UNLESS NOTED OTHERWISE, 8d NAILS SHALL BE USED TO FASTEN ALL ROOF AND WALL SHEATHING, AND 10d NAILS SHALL BE USED TO FASTEN ALL FLOOR SHEATHING TO SUPPORTING FRAMING AS FOLLOWS.
 - A. BOUNDARY NAILING "BN": 4" O.C. AT ALL ROOF AND FLOOR SHEATHING INTO BEARING AND/OR SHEAR WALLS, TOP AND BOTTOM OF WALLS. B. PANEL EDGE NAILING "EN": 6" O.C. AT ALL OTHER PLYWOOD PANEL EDGES.
 - C. PANEL FIELD NAILING "FN": 12" O.C. AT INTERIOR SUPPORTS IN FIELD OF PANEL.
- BLOCK JOISTS, RAFTERS AND/OR TRUSSES SOLID AT ALL BEARING POINTS.
- PROVIDE (2) 2x STUD COLUMN AT ALL BEAMS, HEADERS, AND GIRDER TRUSS BEARING LOCATIONS TYPICAL UNLESS NOTED OTHERWISE.
- 22. ALL BOLTS THRU WOOD SHALL BE ASTM A307 AND SHALL HAVE HARDENED WASHERS UNDER ASTM A563 HEAVY HEX NUTS AND BOLT HEADS.
- 23 LINIESS NOTED OTHERWISE ALL WALL BOTTOM PLATES TO BE ANCHORED TO FOLINDATIONS OR FOOTINGS WITH 5/8" DIAMETER ANCHOR BOLTS AT 32" O.C. WITH 8" MIN. EMBEDMENT. WALL BOTTOM PLATES AT SHEAR WALLS SHALL INCLUDE 3"x3"x1/4" STEEL PLATE WASHERS. PROVIDE A ROUND CUT WASHER BETWEEN THE NUT OF THE ANCHOR
- UNLESS OTHERWISE NOTED, ALL BEARING WALL STUDS SHALL BE 2X6 SPACED AT 16" O.C. BLOCK ALL NON-SHEATHED BEARING WALLS AT 4'-0" o.c.
- 25. EXTERIOR WALLS SHALL HAVE DOUBLE 2x TOP PLATES SPLICED WITH A MIN. OF 48" OF OVERLAP AND SHALL BE CONNECTED WITH A MIN. OF (12) 16d NAILS.

CONCRETE NOTES:

- ALL COLUMNS, RETAINING WALLS AND ALL EXTERIOR FLATWORK, CURBS, GUTTERS, ETC., SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 4,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
- ALL SUSPENDED SLABS AND BEAMS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 5,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
- ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS ON GRADE SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO A LEAST 3,000 LBS. PER SQUARE INCH WITHIN 28 DAYS AFTER POURING.
- UNLESS OTHERWISE NOTED, ALL FOUNDATION WALL VERTICAL COLD JOINTS SHALL BE KEYED WITH A KEY 1-1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE
- ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH (2) #5 BARS EXTENDING 2'-0" MIN. BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING.
- ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
- BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS. SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
- 10. FOR STEPS IN FOUNDATION GREATER THAN 2 FEET, WRAP CORNER W/(2) #4 BARS EXTENDING 18" EACH DIRECTION
- STRUCTURAL CONCRETE HAS BEEN DESIGNED AT 2,500 LBS. PER SQUARE INCH AND SPECIFIED AT A HIGHER STRENGTH CONCRETE AS STATED ABOVE. <u>NO SPECIAL INSPECTIONS ARE REQUIRED</u> PER IBC SECTION 1705.3.

FOOTINGS, FOUNDATIONS AND SLAB ON **GRADE NOTES:**

- 1. ALL FOOTING SIZES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE AS SHOWN IN THE DESIGN CRITERIA. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 957 OF MAX. DENSITY, BASED ON ASTM D 1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LOCKS NOT EXCEED SIX INCHES IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU SOILS. BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
- NO FOOTINGS SHALL BE PLACED IN WATER, SNOW, FROZEN GROUND, OR UNSTABLE SOILS.
- ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCCUPISHED PRIOR TO POURING ANY FOOTINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLORR). ALL REINFORCEMENTS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETÉ
- PROVIDE DOWELS IN FOOTING AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUM UNLESS NOTED OTHERWISE.
- PROVIDE CONTROL JOINTS IN SLABS AT A MAX. OF 15 FT. O.C. EACH WAY AND AS SHOWN ON PLANS. EXTERIOR SLABS AND GARAGE FLOORS POUR SLABS BETWEEN CONTROL JOINTS SO THAT ADJACENT PO STAGGERED AT LEAST TWO DAYS APART.
- ALL EXTERIOR FOOTINGS MUST BEAR A MIN. OF 30 INCHES BELOW LOWEST ADJACENT FINAL GRADE.
- UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS.
 UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING
- MATERIALS (WOOD, METAL, ETC.). WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER, CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED "SOIL" FORMS PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON
- 12. SLABS ON GRADE SHALL BE 4 INCHES THICK CONCRETE UNDERLAIN BY FREE DRAINING MATERIAL.

REINFORCING STEEL NOTES:

- ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-185, SHALL BE SUPPLIED IN FLAT SHEETS AND SHALL HAVE A MIN. SIDE LAP OF 8 INCHES. ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 315 TO MAINTAIN EXACT REQUIRED POSITION. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED
- 2. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE:
 - EXPOSED TO EARTH OR WEATHER: #6 & LARGER. 2" #5 & SMALLER. 1 1/2" NOT EXPOSED TO WEATHER OR EARTH:
 - BEAMS, COLUMNS: MAIN REINFORCING OR TIES 1 1/2" SLAB ON GRADE:
- PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE. 3. EXCEPT WHERE NOTED, CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MIN. STRESS BY LAPPING 44 BAR DIAMETERS IN CONCRETE AND 50 BAR DIAMETERS IN MASONRY.
- 4. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR STRUCTURE BELOW WITH DOWELS TO MATCH. SPLICE LENGTHS SHALL COMPLY WITH NOTE 3. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NOT MORE THAN 20" INTO
- 5. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS. WHERE REINFORCING IS WELDED, USE ASTM A706

ROOF TRUSS NOTES:

- 1. ROOF IS TO BE CONSTRUCTED OF A PRE-MANUFACTURED TRUSS SYSTEM DESIGNED BY TRUSS MANUFACTURER.
- 2. DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN.) DIVIDED
- CHECK DIMENSIONS WITH ARCH. DRAWINGS. TRUSS
 MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS
- SEE ARCHITECTURAL DRAWINGS FOR VAULTS, TRAY CEILINGS, CEILING HEIGHTS, ETC.
- GIRDER TO GIRDER CONNECTIONS PER TRUSS MANUFACTURER. TRUSS LAYOUT SHALL FOLLOW THE STRUCTURAL PLANS, OR TRUSS SHOP DRAWINGS NEED TO BE SUBMITTED TO REEVE AND ASSOCIATES FOR REVIEW.
- TRUSS PACKAGE, AS REQUIRED BY IBC 2303.4, MUST BE SUBMITTED TO BUILDING OFFICIAL AS A DEFERRED SUBMITTAL. PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL. THE PACKAGE MUST BE REVIEWED BY THE ENGINEER OF RECORD AND STAMPED FOR GENERAL CONFORMANCE. NO TRUSSES. ARE TO BE INSTALLED UNTIL APPROVED BY THE BUILDING

BRICK VENEER NOTE:

- 1. WALL TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET (0.19 M) OF WALL AREA BUT SHALL NOT BE MORE THAN 24 INCHES (610 MM) ON CENTER HORIZONTALLY.
- THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH LAP SPLICES BETWEEN TIES REQUIRED. (OR AS REQUIRED BY LOCAL CODES.)

DESIGN CRITERIA:

| GOVERNING CODE | 2012 IBC |
|---|-----------------------|
| RISK CATEGORY | |
| | |
| <u>EARTHQUAKE</u> | |
| IMPORTANCE FACTOR | I _E = 1.00 |
| RESPONSE MODIFICATION COEFFICIENT | |
| SPECTRAL RESPONSE COEFFICIENTS | S = 116%g |
| | S, = 39%g |
| | $S_{ps} = 80\%g$ |
| | $S_{m} = 42\%g$ |
| | 2. |
| SEISMIC DESIGN CATEGORY | |
| SOIL SITE CLASSBASIC SEISMIC-FORCE-RESISTING SYSTEM | , |
| DESIGN BASE SHEAR. | |
| ANALYSIS PROCEDURE | |
| | FORCE PROCEDURE |
| WIND | |
| BASIC WIND SPEED (3 SECOND GUST) | 120 MPH |
| | EXPOSURE C |
| | |
| SOIL | |
| SOIL BEARING PRESSURE | |
| 2010 | (ASSUMED) |
| DEAD LOAD | 15 PSF |
| SNOW R OF LOAD | |
| SNOW G DUND | |
| | |
| FLOOR | |

BID COPY ONLY NOT FOR CONSTRUCTION

LEGEND OF SYMBOLS AND ABBREVIATIONS

| AB ABV ARCH CL BN BLW CONC CONT EQ ELEV FDN FTG MAX | = EQUAL = ELEVATION = FOUNDATION = FOOTING | MIN = MINIMUM OAE = OR APPROVED EQUAL O.C. = ON CENTER OPP = OPPOSITE PSW = PERFORATED SHEAR WALL PL = PLATE REINF = REINFORCEMENT REQ = REQUIRED SCHED = SCHEDULE STRUCT = STRUCTURAL SW = SHEAR WALL SIM = SIMILAR TYP = TYPICAL UNO = UNLESS NOTED OTHERWIS |
|---|---|---|
| | <u> </u> | SECTION MARK |
| | \bigcirc | SHEET NUMBER |
| | — — | ELEVATION |
| | Å | HOLDOWN ANCHOR LOCATION |
| | / | HOLDOWN ANCHOR TYPE |
| | | OVERBUILD AREA |
| | | |
| | | DEPRESS FOUNDATION WALL AND POUR SLAB OVER |



Inc.

Acres STRUCTURA NOTES

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Re. S. Buck 2200

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Project Info. Engineer: <u>J.M.T</u> Drafter: A.W.B. Begin Date: JULY 2014 Number: 5598-35

> Sheet **S3 S1** Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

| MINIMUM NAILING SCHEDULE | | | | | | | | | |
|--------------------------|---|-------|-------|----------|------|-------|------|----------|--|
| | | | | | STEN | ING | | | |
| No. | CONNECTION | | NAILI | NG | | STAF | PLES | | LOCATION |
| | | No. | SIZE | SPACING | No. | SIZE | | SPACING | |
| 1 | JOIST TO SILL OR GIRDER | 3 | 8d | _ | 3 | 3"-14 | GA. | - | TOENAIL |
| 2 | BRIDGING TO JOIST | 2 | 8d | _ | 2 | 3"-14 | GA. | _ | TOENAIL EA. END |
| 3 | BOTTOM PLATE TO JOIST OR BLOCKING | | 16d | 16" o.c. | - | 3"-14 | GA. | 12" o.c. | TYP. FACE NAIL |
| 4 | BOTTOM PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL | G 3 | 16d | 16" o.c. | 4 | 3"-14 | GA. | 12" o.c. | BRACED WALL PANELS |
| 5 | TOP PLATE TO STUD | 2 | 16d | - | 3 | 3"-14 | | - | END NAIL |
| 6 | STUD TO BOTTOM PLATE | 4 | 8d | - | 3 | 3"-14 | | - | TOENAIL |
| 6a | STUD TO BOTTOM PLATE (OPTIONAL) | 2 | 16d | - | 3 | 3"-14 | | - | END NAIL |
| 7 | DOUBLE STUDS | - | 16d | 16" o.c. | - | 3"-14 | GA. | 8" o.c. | FACE NAIL |
| 8 | DOUBLE TOP PLATES | ı | 16d | 16" o.c. | - | | | 12" o.c. | TYP. FACE NAIL |
| 9 | DOUBLE TOP PLATES LAP SPLICES | 8 | 16d | - | 12 | 3"-14 | GA. | 1 | TYP. FACE NAIL |
| 10 | BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE | 3 | 8d | _ | 3 | 3"-14 | | J | TOENAIL |
| 11 | RIM JOIST TO TOP PLATE | - | 8d | 16" o.c. | 1 | 3"-14 | GA. | 16" o.c. | TOENAIL |
| 12 | TOP PLATES, LAPS & INTERSECTIONS | 2 | 16d | - | 3 | 3"-14 | GA. | - | FACE NAIL |
| 13 | CONTINUOUS HEADER, TWO PIECES | - | 16d | 16" o.c. | ı | - | | - | ALONG EDGE |
| 14 | CEILING JOISTS TO PLATE | 3 | 8d | - | 5 | 3"-14 | GA. | - | TOENAIL |
| 15 | CONTINUOUS HEADER TO STUD | 4 | 16d | - | 1 | - | | - | TOENAIL |
| 16 | CEILING JOISTS, LAPS OVER PARTITION | IS3 | 16d | - | 4 | 3"-14 | | - | FACE NAIL |
| | CEILING JOISTS TO PARALLEL RAFTERS | 3 | 16d | _ | 4 | 3"-14 | | - | FACE NAIL |
| 18 | RAFTER TO PLATE | 3 | 8d | - | 3 | 3"-14 | | - | TOENAIL |
| 19 | BUILT-UP CORNER STUDS | - | 16d | 24" o.c. | ı | 3"-14 | GA. | 16" o.c. | FACE NAIL |
| 20 | BUILT-UP GIRDER AND BEAMS | - | 20d | 32" o.c. | ſ | 3"-14 | GA. | 24" o.c. | FACE NAIL @ TOP & BOTTOM, STAGGERED ON OPP. SIDES |
| 20a | BUILT-UP GIRDER AND BEAMS (OPTION | NA2L) | 20d | _ | 3 | 3"-14 | GA. | 1 | FACE NAIL AT ENDS AND AT EACH SPLICE |
| 21 | COLLAR TIE TO RAFTER | 3 | 10d | _ | 4 | 3"-14 | | - | FACE NAIL |
| 22 | JACK RAFTER TO HIP | 3 | 10d | - | 4 | 3"-14 | _ | 1 | TOENAIL |
| 22a | JACK RAFTER TO HIP (OPTIONAL) | 2 | 16d | _ | 3 | 3"-14 | | - | FACE NAIL |
| 23 | ROOF RAFTER TO 2x RIDGE BEAM | 2 | 16d | - | 3 | 3"-14 | _ | 1 | TOENAIL OR FACE NAIL |
| 24 | JOIST TO RIM JOIST | 3 | 16d | _ | 5 | 3"-14 | _ | - | FACE NAIL |
| 25 | LEDGER STRIP | 3 | 16d | _ | 4 | 3"-14 | GA. | _ | FACE NAIL |
| NC | TFS. | | | | | | | | • |

| SIMPSON HOLDOWN | | | | | | | | | |
|-----------------|-----------|--|--|--|--|--|--|--|--|
| | SCHEDULE | | | | | | | | |
| HOLDOWN | MIN. POST | ANCHOR | | | | | | | |
| LSTHD8 | 3" | _ | | | | | | | |
| STHD10 | 3" | 1 | | | | | | | |
| STHD14 | 3" | ı | | | | | | | |
| HD5B | 3" | SB5/8x24 | | | | | | | |
| HD7B | 3" | SB7/8x24 | | | | | | | |
| HD9B | 4-1/2" | SB7/8x24 | | | | | | | |
| HD12 | 4-1/2" | SB1x30 | | | | | | | |
| MST37 | 3" | ſ | | | | | | | |
| MST48 | | | | | | | | | |
| MST60 | 3" | ſ | | | | | | | |
| MST72 | 3" | ı | | | | | | | |
| (2) MST60 | 6" | ſ | | | | | | | |
| (2) MST72 | 6" | ſ | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | The state of the s | | | | | | | |

| SHEAR WALL SCHEDOLL | SHEAR | WALL | SCHEDULE |
|---------------------|-------|------|----------|
|---------------------|-------|------|----------|

| | SHE | ATHING | | | NAIL | _ING³ | | | | STU | DS 4 | | | N.º | ١. | NCHOR" | ANC | HOR | | | | | | | | | |
|-------|-------|-------------|----|-------------|----------|--------------|-----|------|-----------------|------|------|------|------|------|-------|----------------------|------|------|----------|--------|--------|---------|--------|--|---|--------|-----|
| SYM. | | | H | | <u> </u> | | EDG | | | | | | EDGE | | FIELD | | SHE | | | BOLT | BO | | | | (| COMMEN | ITS |
| THICK | | THICK. TYPE | | THICK. TYPE | | THICK. TYPE1 | | SPA | ACING | SIZE | SPA | CING | SIZE | SIZE | SPA | CING | 3111 | -~!\ | | DOLI | SPAG | CING | | | | | |
| SW-1 | 7/16" | OSB | 8d | 6" | 0.C. | 8d | 12" | 0.C. | 2x | 2x | 16" | 0.C. | 240 | PLF | 5/ | /8"øx10" | 32" | 0.C. | - | | | | | | | | |
| SW-2 | 7/16" | OSB | 8d | 4" | 0.C. | 8d | 12" | 0.C. | 2x | 2x | 16" | 0.C. | 350 | PLF | 5/ | ⁷ 8"øx10" | 32" | 0.C. | - | | | | | | | | |
| SW-3 | 7/16" | OSB | 8d | 3" | 0.C. | 8d | 12" | 0.C. | 3x ⁶ | 2x | 16" | 0.C. | 450 | PLF | 5/ | /8"øx10" | 16" | 0.C. | - | | | | | | | | |
| SW-4 | 7/16" | OSB | 8d | 2" | 0.C. | 8d | 12" | 0.C. | 3x ⁶ | 2x | 16" | 0.C. | 585 | PLF | 5/ | ⁷ 8"øx10" | 16" | 0.C. | - | | | | | | | | |
| SW-5 | 7/16" | OSB | 8d | 4" | 0.C. | 8d | 12" | 0.C. | 3x7 | 2x | 16" | 0.C. | 700 | PLF | 3/ | ⁷ 4"øx12" | 16" | 0.C. | SHEATH I | 30TH | SIDES. | 3x SILL | PL REQ | | | | |
| SW-6 | 7/16" | OSB | 8d | 3" | 0.C. | 8d | 12" | 0.C. | 3x ⁷ | 2x | 16" | 0.C. | 900 | PLF | 3/ | ⁷ 4"øx12" | 16" | 0.C. | SHEATH I | BOTH : | SIDES. | 3x SILL | PL REQ | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |

1. OSB SHEATHING SHALL BE TYPE C-D, C-C STRUCTURAL GRADE. ALL OTHER GRADES SHALL BE COVERED IN IBC SECTION 2303.1.4.
2. SHEATHING MAY BE INSTALLED ON EITHER SIDE OF WALL INDICATED, U.N.O.

3" CLEAR

TYPICAL FOOTING REINF.

SEE TABLE OF EQUIVALENT FASTENERS FOR APPROVED SUBSTITUTIONS.
 STUDS SHALL BE DOUGLAS FIR-LARCH OR SOUTHERN PINE.

TYPICAL FOOTING SECTION

- 5. FASTENERS FOR PRESSURE PRESERVATIVE WOOD SHALL BE HOT-DIPPED,
- GALVANIZED STEEL OR STAINLESS STEEL. 6. (2) 2x NOMINAL STUDS MAY BE USED IN PLACE OF 3x NOMINAL STUDS PROVIDED THE (2) 2x NOMINAL STUDS ARE NAILED TOGETHER WITH 16d NAILS AT 3" O.C.
- 7. STUD MAY BE A 2x MINIMAL MEMBER PROVIDED PANEL JOINTS ON BOTH SIDES OF THE WALL ARE STAGGERED AND DO NOT SHARE THE SAME 2x NOMINAL STUD.
- 8. ALL HOLDOWNS MUST BE ANCHORED AS PER SIMPSON SPECS THROUGH A MIN. OF DOUBLE FULL LENGTH 2x STUDS. HOLDOWNS CAN NOT BE ANCHORED TO TRIMMERS OR CRIPPLES.
- 9. SIMPSON SET-XP ADHESIVE SYSTEM MAY BE USED AS PER MANUFACTURER'S SPECS TO ANCHOR BOLTS IN CONCRETE.
- 10. VALUES SHOWN ARE TO BE USED WHEN SEISMIC GOVERNS THE DESIGN AND MAY BE INCREASED 40% IF WIND GOVERNS. 11. USE "J" BOLTS W/ 3"x3"x1/4" STEEL PLATE WASHER AT EACH BOLT. PROVIDE A ROUND CUT WASHER BETWEEN THE NUT OF THE ANCHOR BOLT AND THE PLATE WASHER.

| FOOTING SCHEDULE | OOTING SCH | HEDU | LE |
|------------------|------------|------|----|
|------------------|------------|------|----|

| | | | | LENG | IHWI2F | | | | |
|-------|-------|--------|-------|------|------------|-----|--------|---------|----------------------------------|
| MARK | WIDTH | LENGTH | THICK | RE | INF. | CRO | SSWISE | REINF. | |
| | | | | NO. | SIZE | NO. | SIZE | SPACING | NOTES |
| FC-20 | 20" | CONT. | 10" | 2 | #4 | _ | _ | _ | REBAR CONTINUOUS |
| FT-18 | 18" | CONT. | 10" | 2 | #4 | - | _ | _ | THICKENED SLAB, REBAR CONTINUOUS |
| FT-24 | 24" | CONT. | 10" | 3 | #4 | _ | _ | _ | THICKENED SLAB, REBAR CONTINUOUS |
| F-24 | 24" | 24" | 10" | 3 | #4 | 3 | #4 | EQ. | _ |
| F-30 | 30" | 30" | 10" | 3 | #4 | 3 | #4 | EQ. | _ |
| F-36 | 36" | 36" | 10" | 4 | #4 | 4 | #4 | EQ. | _ |
| F-42 | 42" | 42" | 12" | 4 | # 5 | 4 | #5 | EQ. | _ |
| F-48 | 48" | 48" | 12" | 5 | # 5 | 5 | #5 | EQ. | _ |
| F-54 | 54" | 54" | 12" | 5 | #5 | 5 | #5 | EQ. | _ |
| F-60 | 60" | 60" | 12" | 6 | #5 | 6 | #5 | EQ. | _ |
| F-66 | 66" | 66" | 12" | 6 | #5 | 6 | #5 | EQ. | _ |
| F-72 | 72" | 72" | 12" | 7 | #5 | 7 | #5 | EQ. | _ |
| | | | | | | | | | |

TABLE OF EQUIVALENT FASTENERS STAPLES, NAILS AND T-NAILS

COMMON OR BOX NAILS ARE PERMITTED TO BE USED, EXCEPT WHERE OTHERWISE NOTED.

STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH. SEE IBC TABLE 2304.9.1 FOR ADDITIONAL NAILING REQUIREMENTS.

| (VALID FOR LATERAL LOAD ONLY) | | | | | | | | | | |
|-------------------------------|-------------|----------------------------------|--------------|---------------|--------|---------|--|--|--|--|
| соммон | | EQUIV. SPACING OF APR. FASTENERS | | | | | | | | |
| NAIL | | | STAPLES | NAILS/T-NAILS | | | | | | |
| CD LONIO | GAUGE | 16 | 15 | 14 | 113 | 131 | | | | |
| SPACING | PENETRATION | 1" | 1" | 1" | 1-1/4" | 1/2" | | | | |
| | 4" | 3-1/2" | 4" | 5" | 4" | 5" | | | | |
| | 6" | 5" | 6" | 7" | 6" | 7-1/2" | | | | |
| 6d AT | 8" | 6-1/2" | 8" | 9-1/2" | 8" | 10" | | | | |
| | 10" | 8-1/2" | 10" | 12" | 10" | 12" | | | | |
| | 12" | 10" | 12" | 14-1/2" | 12" | 14-1/2" | | | | |
| | 3" | 2" | 2-1/2" | 3" | 2-1/2" | 3" | | | | |
| | 4" | 2-1/2" | 3-1/2" | 4" | 3-1/2" | 4" | | | | |
| | 6" | 4" | 5" | 6" | 5" | 6" | | | | |
| 8d AT | 8" | 5-1/2" | 6-1/2" | 8" | 6-1/2" | 8" | | | | |
| 54 / | 10" | 6-1/2" | 8" | 10" | 8" | 10" | | | | |
| | 12" | 8" | 10" | 12" | 9-1/2" | 12" | | | | |
| | 4" | 2" | 2-1/2" | 3" | 2-1/2" | 3-1/2" | | | | |
| | 6" | 3-1/2" | 4" 5-1/2" | 5" | 4" | 5" | | | | |
| 10d AT | 8" | 4-1/2" | 5-1/2" | 6-1/2" | 5-1/2" | 7" | | | | |
| TOG AT | 10" | 5-1/2" | 7" | 8" | 6-1/2" | 8-1/2" | | | | |
| | 12" | 6-1/2" | 8" | 9-1/2" | 8-1/2" | 10" | | | | |

NOTE: PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.

| FOUNDATION WALL SCHEDULE | | | | | | | | | |
|--------------------------|---------------|----------------------|------|----------|------------|-----------|--|--|--|
| MARK | MAX HEIGHT | WALL VERTICAL REINF. | | | HORI RI | ZO EIN | | | |
| | HEIGHT | THICKNESS | SIZE | SPACING | SIZE | S | | | |
| FW-1 | 8'-0" | 8" | #4 | 18" O.C. | #4 | 18 | | | |
| | | | | | | | | | |

| MARK | MAX | WALL | | RTICAL EINF. | HORIZONTAL REINF. | | |
|------|--------|-----------|------|-----------------|----------------------|----------|--|
| | HEIGHT | THICKNESS | SIZE | SPACING | SIZE | SPACING | |
| FW-1 | 8'-0" | 8" | #4 | 18" O.C. | #4 | 18" O.C. | |
| FW−2 | 9'-0" | 8" | #4 | 15" O.C. | #4 | 18" O.C. | |
| FW-3 | 10'-0" | 8" | #5 | 18" O.C. | #4 | 18" O.C. | |
| FW-4 | 12'-0" | 10" | #5 | 12" O.C. | #4 | 18" O.C. | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| OVEDBILLE | EDAMINO | COLLEDINE |
|-----------|---------|-----------|
| OVERBUILD | FRAMING | 2CHEDOFF |

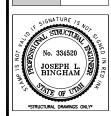
| © 24" | ALLOWABLE SPAN PER ROOF SNOW LOAD | | | | | | | | |
|--------------------|-----------------------------------|--------|--------|--------|---------|---------|--|--|--|
| 0.C. | ≤30 PSF | 40 PSF | 50 PSF | 80 PSF | 100 PSI | 150 PSF | | | |
| 2x4 | 5'-6" | 5'-0" | 4'-6" | 4'-0" | 3'−6" | 3'-0" | | | |
| 2x6 | 8'-0" | 7'-0" | 6'-6" | 5'−6" | 5'-0" | 4'-6" | | | |
| 2x8 | 10'-0" | 9'-0" | 8'-6" | 7'-0" | 6'-6" | 5'-6" | | | |
| 2x10 | 12'-6" | 11'-6" | 10'-6" | 9'-0" | 8'-0" | 6'-6" | | | |
| 11-7/8" TJI 210 | 16'-6" | 15'-0" | 13'-6" | 10'-0" | 8'-0" | 5'-6" | | | |
| | | | | | | | | | |

ROOF SHEATHING SHALL CONTINUE UNDER OVERBUILD AREA. SNOW LOADS ABOVE 150PSF SHALL BE REVIEWED BY THE ENGINEER.

BID COPY ONLY NOT FOR CONSTRUCTION



Residence S. Blue Acres NOT STRUCTURAL I Buck 2200 GENERAL



Project Info. Ingineer: <u>J.M.T</u>

Drafter: A.W.B. Begin Date: JULY 2014 Number: <u>5598–35</u>

Sheet S3 **S2**

