

PLAN NOTES

FIRE

1. Garage - 5/8" Type 'X' gypsum board on walls and ceiling, or to roof - nail @ 6" O.C. All beams and structural members covered with 5/8" gypsum board.
2. Door between Garage and Dwelling - Solid core wood or 'B' label door not less than 1 3/4".
3. Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
4. Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
5. Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping rooms are in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
6. Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
7. Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
8. Stair Stringers - Fire block walls at all stair stringers.
9. Fire Blocking - All stud cavities greater than 10".
10. Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel burning appliances. All carbon monoxide detectors shall be listed and comply with UL 694 and shall be installed in accordance with provisions of this code and NFPA 720-615.3

EXCAVATION

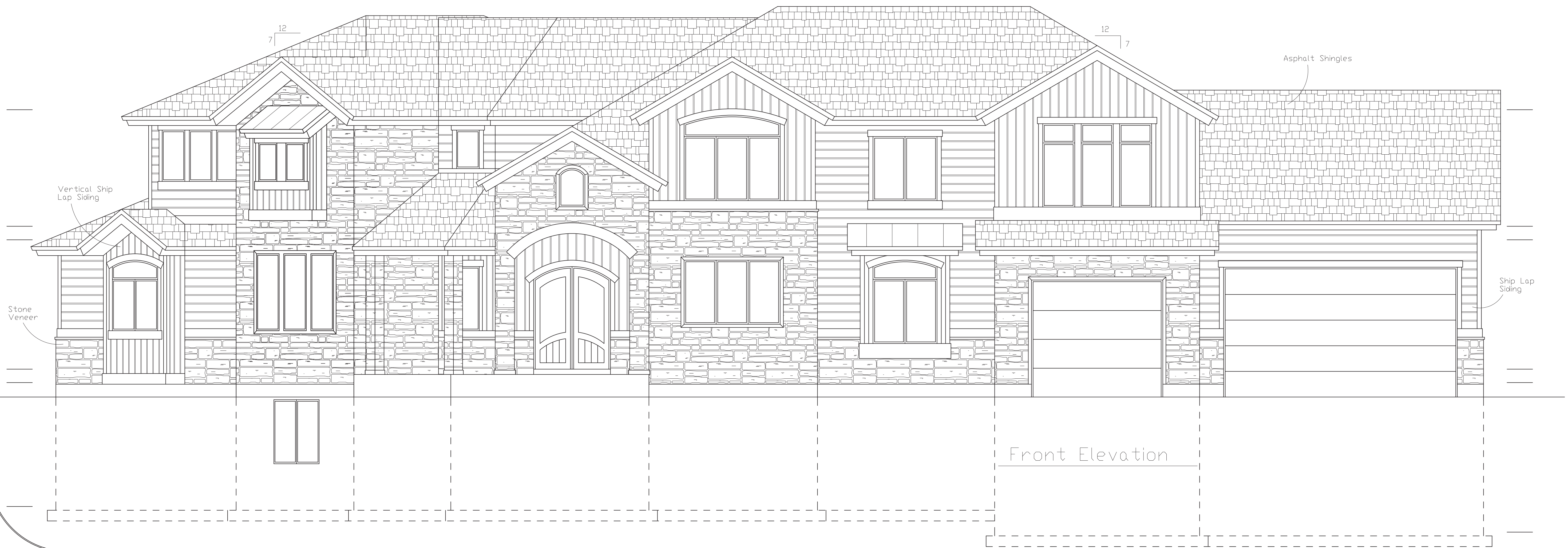
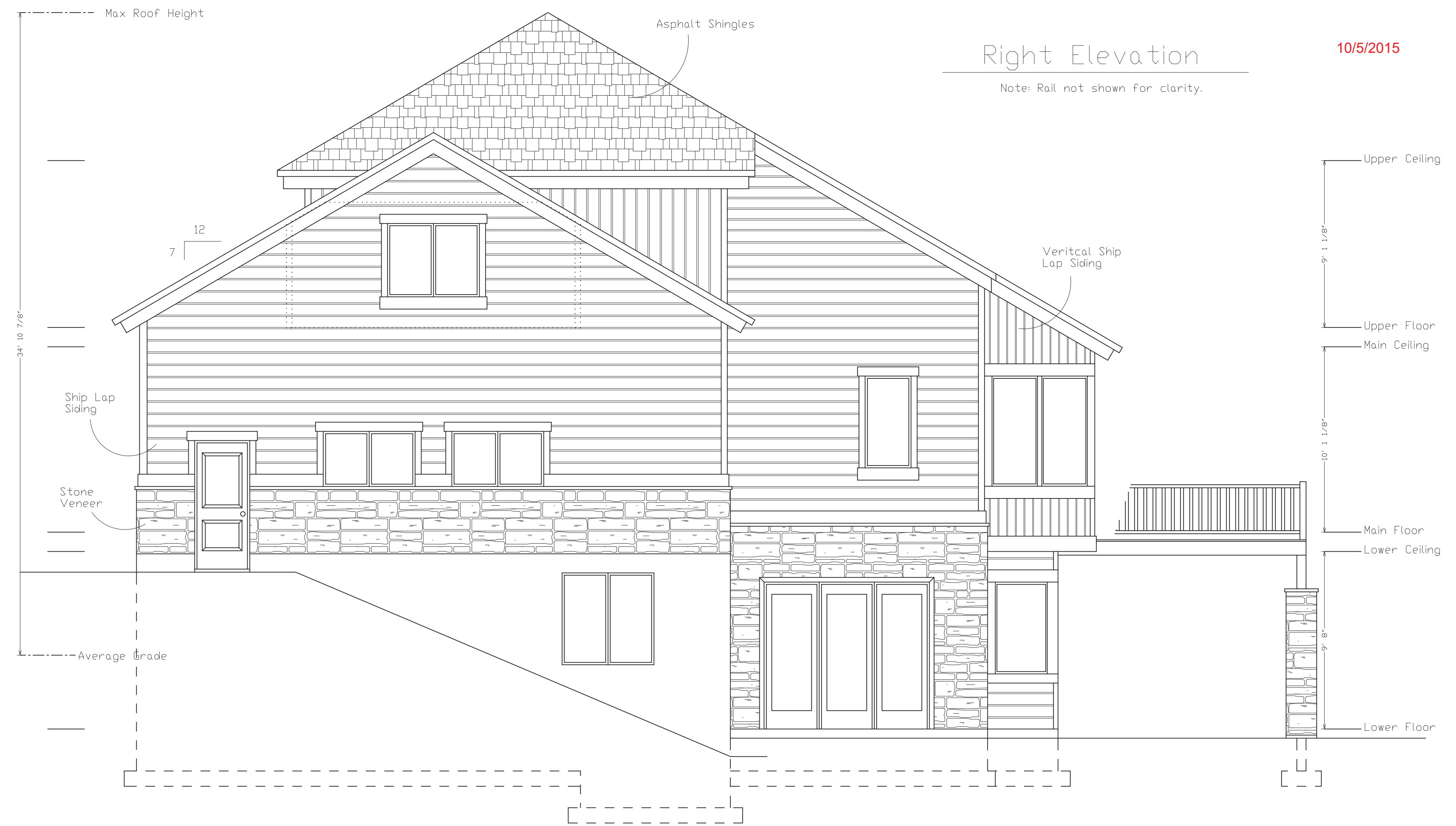
1. Footings - Bear on natural undisturbed soil. Free of plant material or debris.
2. Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 5% for first 10', with 1

ATTIC VENTILATION

1. Net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in upper portion of space to be ventilated.
2. Any other space to be vented by soffit system.
3. Provide 22" x 30" Attic Access to all attic areas. (not located above closet shelf), with 30" minimum clear headroom above door.

ENERGY EFFICIENCY

1. The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (mm) on markers that are installed at least one every 300 ft² (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum installed thickness with numbers a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.
2. All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
3. 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, basement wall, crawlspace 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.



10/5/2015

Homeowner:
Richard & Lezlie Zollinger
925 989-3739

General Contractor:
Ridgeview Homes
Chad Roberts
801 671-3079

ZOLLINGER RESIDENCE
6785 East Via Cortina
Huntsville, Utah

DESCRIPTION:
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

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Back Elevation

Note: Rail not shown for clarity.



Left Elevation

WINDOWS

1. Basement & Sleeping Rooms - Below the Fourth story, shall have at least one operable window or exterior door approved for emergency escape or rescue. Same shall have a minimum net clear of 5.7 square feet. Shall have a minimum net clear opening height dimension of 24". Shall have a minimum net clear opening width dimension of 20". Shall have finished sill height of not more than 44" above the finished floor.
2. Escape & Rescue Windows - Shall have a window well if finished sill height below the adjacent ground elevation. The clear horizontal dimensions of the window well shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36". Window wells with vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6".
3. Glass Size - 10% of square feet.
4. Ventilation - 5% of square feet.
5. Glazing - All doors, enclosures for bathtubs, showers, hot tubs, saunas, whirlpools, and steam rooms shall be impact resistant. Glazing in any portion of a building wall enclosing the compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet shall be impact resistant.
6. Glazing - In all fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position, and where the bottom exposed edge of the glazing is less than 60" above the walking surface shall be impact resistant.
7. Glazing - In all individual fixed or operable panels, other than stated above, shall be impact resistant when it meets all of the following conditions: Exposed area of an individual pane is greater than 9 square feet; Exposed bottom edge is less than 18" above floor; Exposed top edge is greater than 36" above the floor; One or more walking surfaces are within 36" horizontally of the plane of the glazing.
8. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bath tubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Glazing that is more than 60" horizontally from the waters edge of a hot tub or whirlpool, tub or bath tub need not comply with this section.
9. All U-factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer, per section 102.1.3 of the 2006 IECC. U-factors are listed on the RES check.
10. Window labels: F=Fixed C=Casement SH=Single Hung SV=Slider

BATHROOM

1. Shower and Bathtub Enclosures - Fully tempered. Laminated safety glass or approved plastic.
2. Glazing - All within 5' of shower or tub to be tempered.
3. Shower - Height to be not less than 70". Compartment shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" diameter circle. Threshold shall be of sufficient width to accommodate a minimum of 22" tempered door that swings out.
4. Material - All material in tub or shower enclosure shall be of type not adversely affected by moisture.

FIREPLACE

Solid fuel burning fireplace to have 16" hearth extension.

CHIMNEY

1. All fireplace chimneys shall extend at least 2' above roof opening, or any part of the building within 10'. Fire blocking required at each floor level.
2. If a factory-built chimney is to be used for a fireplace and if a chimney will have an offset, the chimney must be at an angle of more than 30 degrees from the vertical and the assembly will not contain more than 4 elbows. IRC R1005.7

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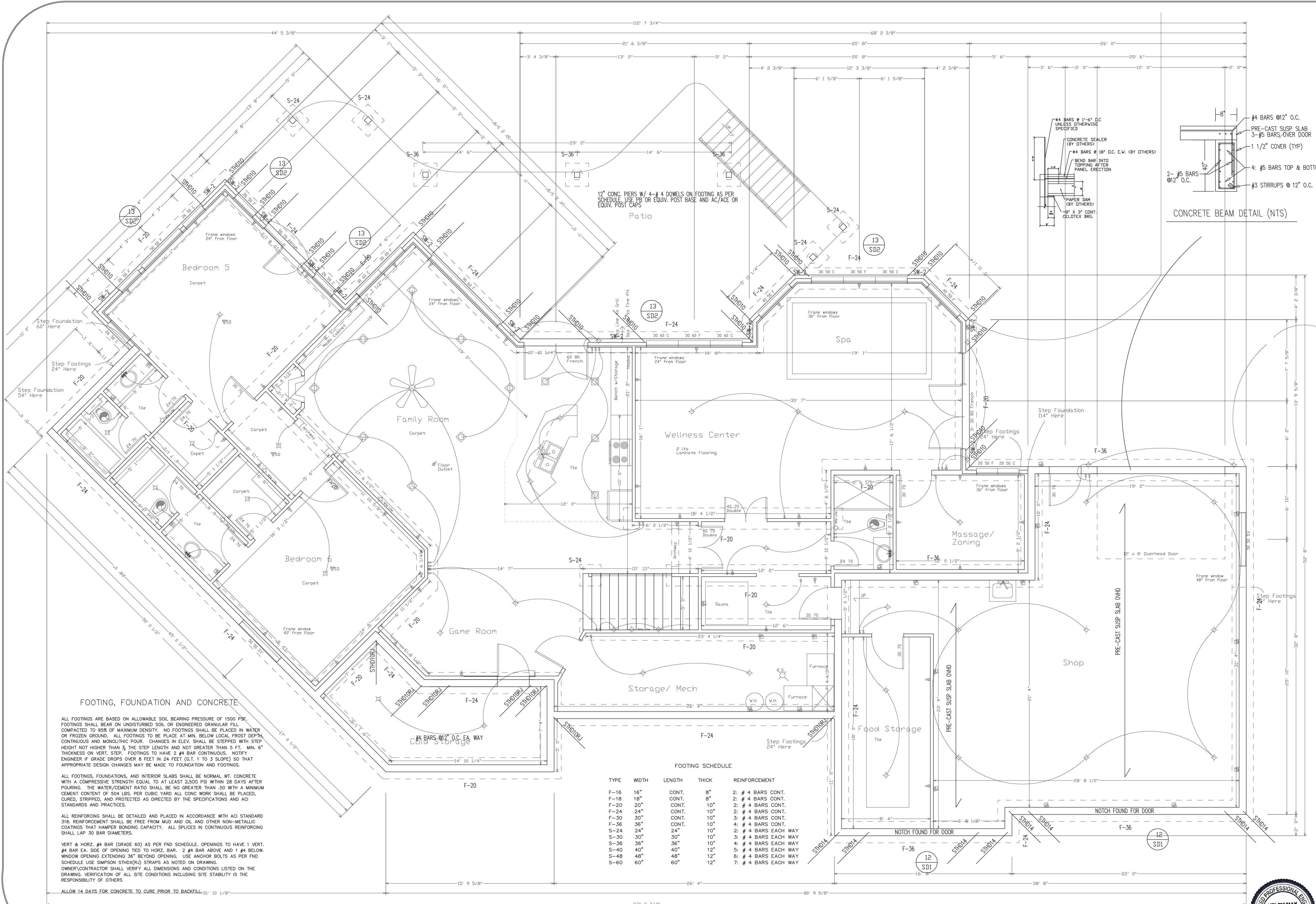
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ZOLLINGER RESIDENCE
 6785 East Via Cortina
 Huntsville, Utah

DESCRIPTION:
LOWER FLOOR PLAN
 Lower Level:
 2812 Sq. Ft.
 Lower Garage:
 1018 Sq. Ft.
 Scale: 1/4" = 1 Foot

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Lower Floor Plan

Zollinger Residence
 Lot # 43 The Summit at Ski Lake
 Land Serial #201360003
 6785 East Via Cortina
 Huntsville, Utah

Area: 1.18 Acres

Scale: 1" = 16'

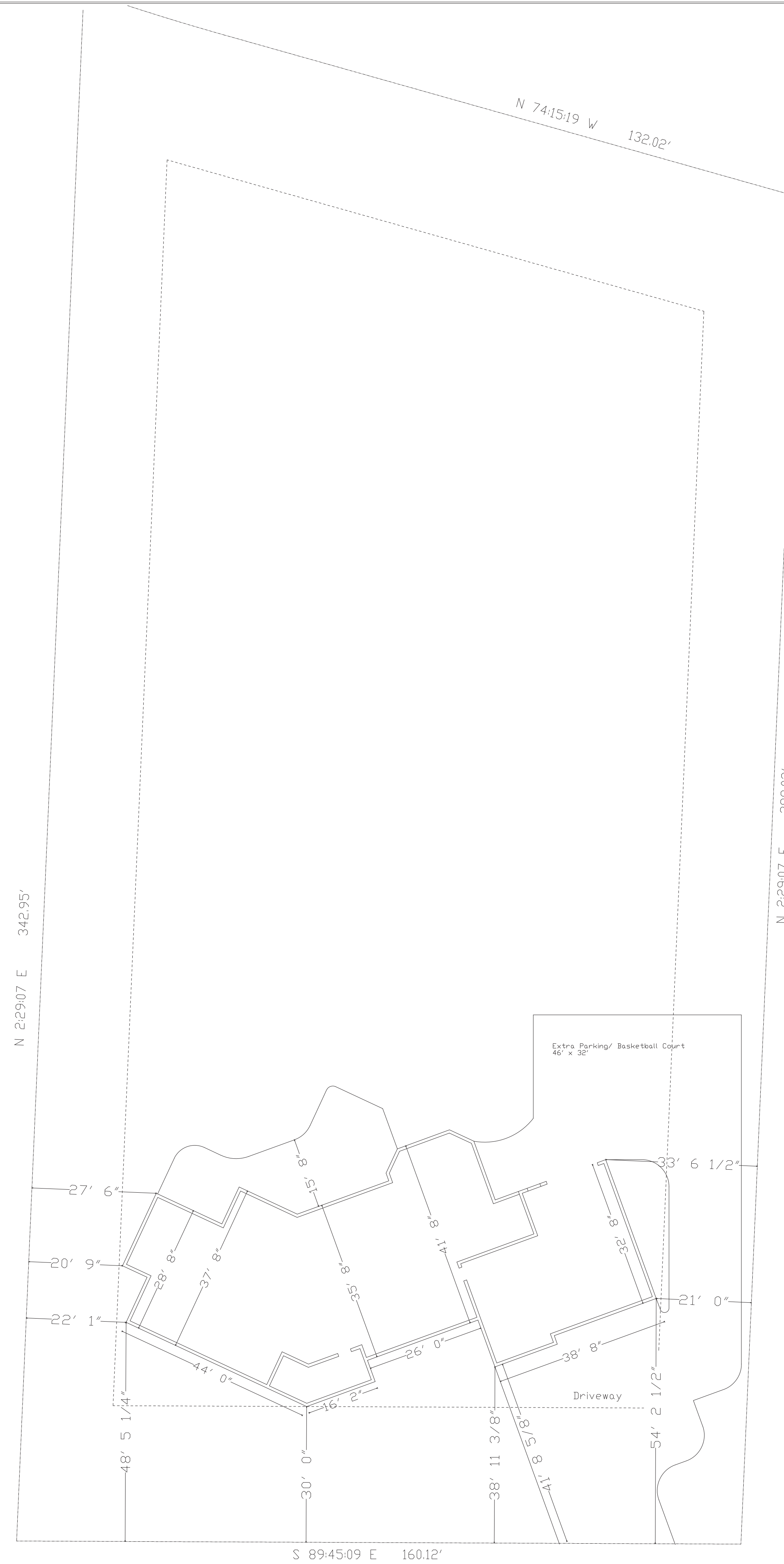


————— Property Line
 Building Setbacks

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (min. 5% slope).

Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope).



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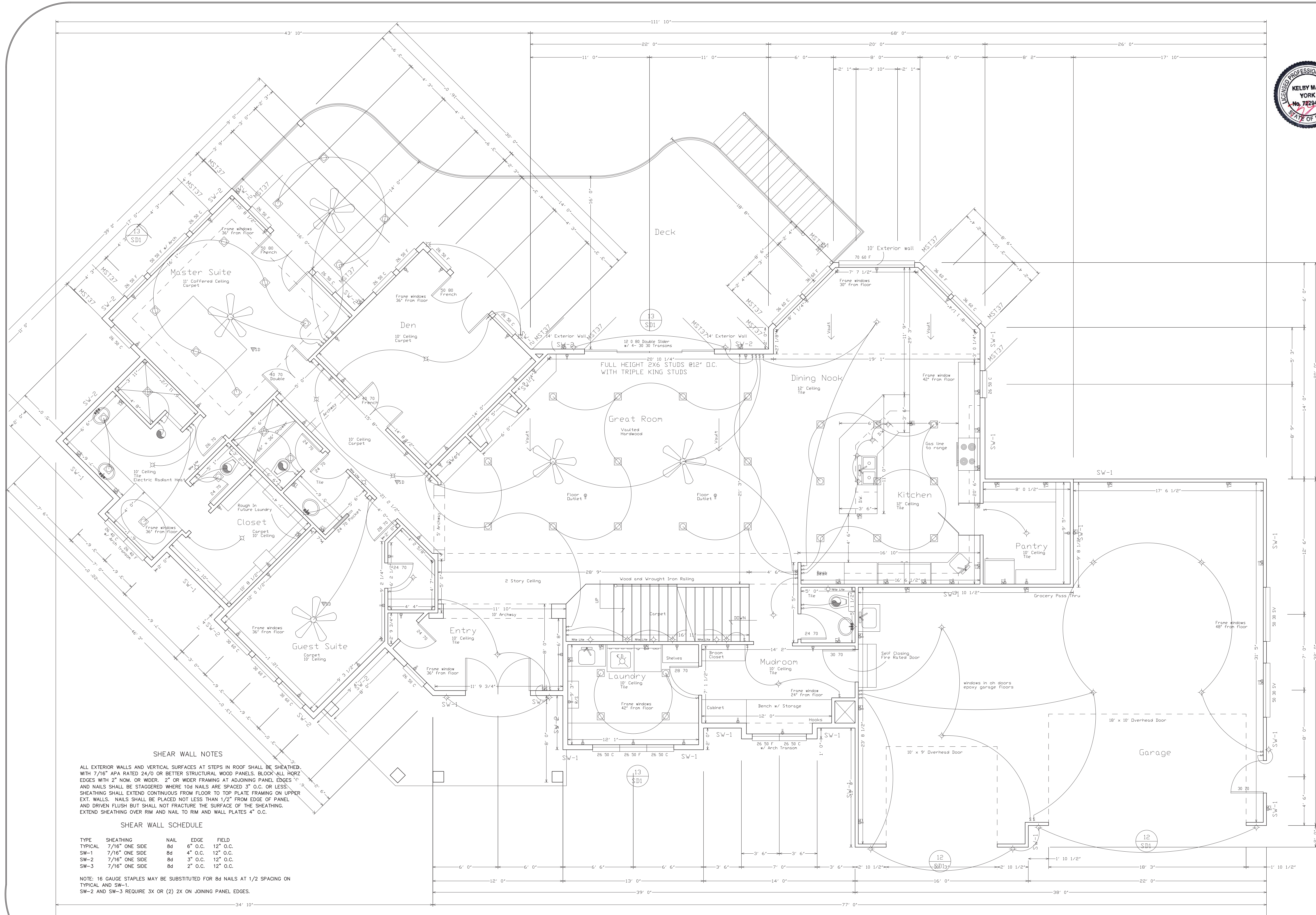
ZOLLINGER RESIDENCE
 6785 East Via Cortina
 Huntsville, Utah

DESCRIPTION:
 SITE PLAN

Scale: 1/16" = 1 Foot

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ZOLLINGER RESIDENCE
6785 East Via Cortina
Huntsville, Utah

DESCRIPTION:
MAIN FLOOR PLAN

Main Level:
2868 Sq. Ft.

Garage:
1044 Sq. Ft.

Scale: 1/4" = 1 Foot

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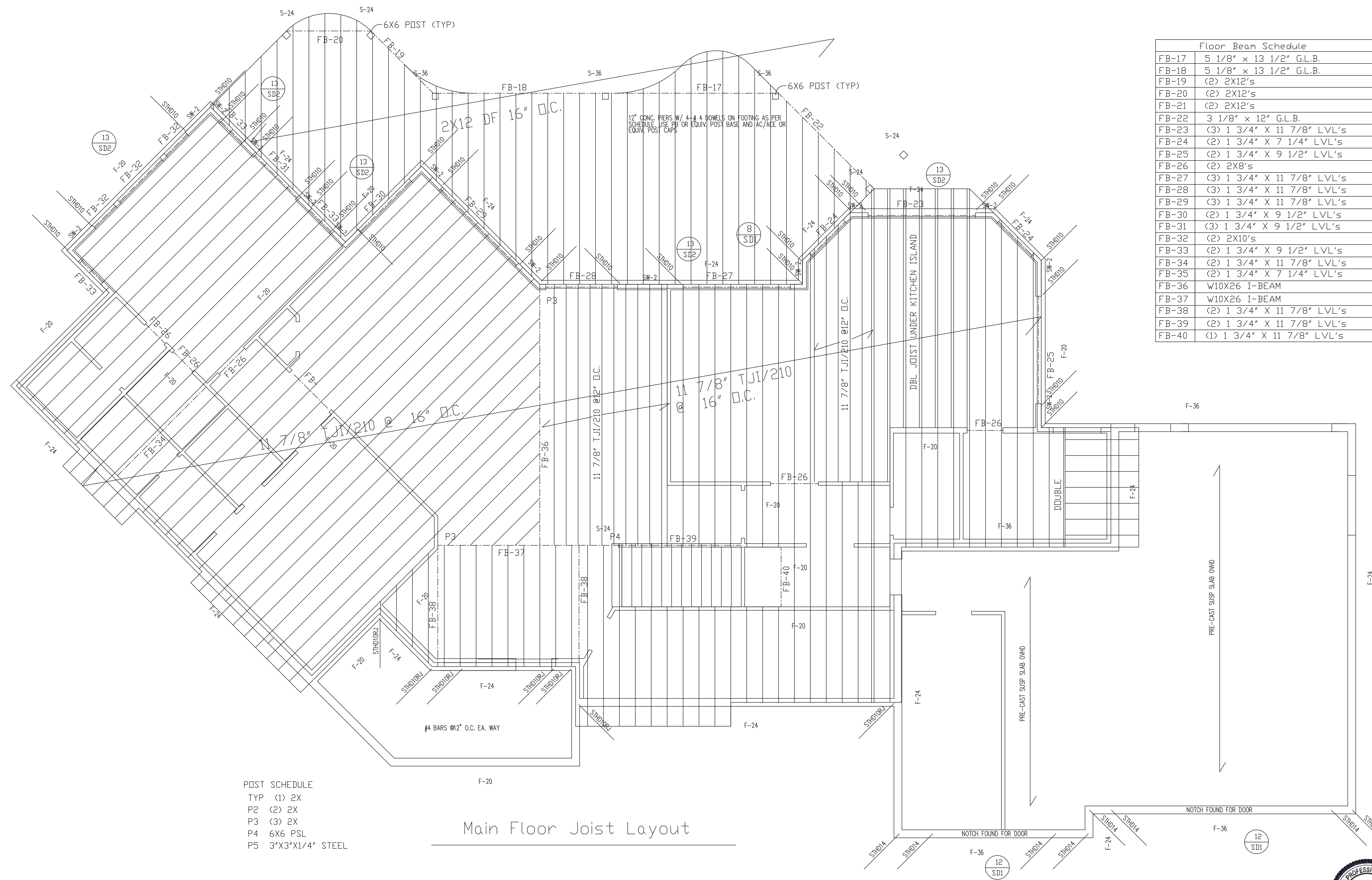
SHEAR WALL NOTES
ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 10d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

Main Floor Plan



Floor Beam Schedule	
FB-17	5 1/8" x 13 1/2" G.L.B.
FB-18	5 1/8" x 13 1/2" G.L.B.
FB-19	(2) 2X12's
FB-20	(2) 2X12's
FB-21	(2) 2X12's
FB-22	3 1/8" x 12" G.L.B.
FB-23	(3) 1 3/4" x 11 7/8" LVL's
FB-24	(2) 1 3/4" x 7 1/4" LVL's
FB-25	(2) 1 3/4" x 9 1/2" LVL's
FB-26	(2) 2X8's
FB-27	(3) 1 3/4" x 11 7/8" LVL's
FB-28	(3) 1 3/4" x 11 7/8" LVL's
FB-29	(3) 1 3/4" x 11 7/8" LVL's
FB-30	(2) 1 3/4" x 9 1/2" LVL's
FB-31	(3) 1 3/4" x 9 1/2" LVL's
FB-32	(2) 2X10's
FB-33	(2) 1 3/4" x 9 1/2" LVL's
FB-34	(2) 1 3/4" x 11 7/8" LVL's
FB-35	(2) 1 3/4" x 7 1/4" LVL's
FB-36	W10X26 I-BEAM
FB-37	W10X26 I-BEAM
FB-38	(2) 1 3/4" x 11 7/8" LVL's
FB-39	(2) 1 3/4" x 11 7/8" LVL's
FB-40	(1) 1 3/4" x 11 7/8" LVL's

- POST SCHEDULE
 TYP (1) 2X
 P2 (2) 2X
 P3 (3) 2X
 P4 6X6 PSL
 P5 3"X3"X1/4" STEEL

Main Floor Joist Layout

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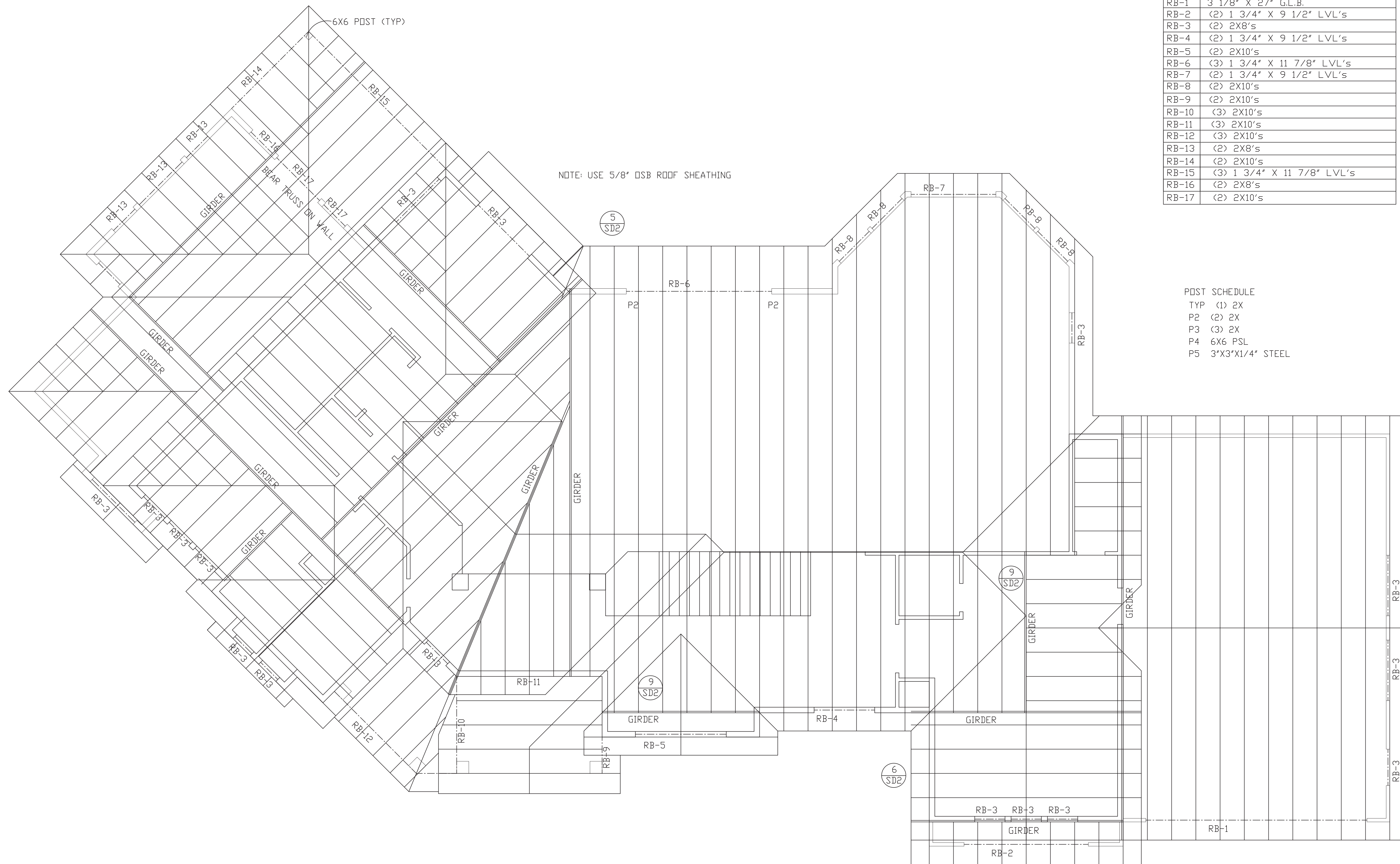
ZOLLINGER RESIDENCE
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 Huntsville, Utah

DESCRIPTION:
 MAIN FLOOR FRAMING

Scale: 1/4" = 1 Foot



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Roof Beam Schedule	
RB-1	3 1/8" X 27" G.L.B.
RB-2	(2) 1 3/4" X 9 1/2" LVL's
RB-3	(2) 2X8's
RB-4	(2) 1 3/4" X 9 1/2" LVL's
RB-5	(2) 2X10's
RB-6	(3) 1 3/4" X 11 7/8" LVL's
RB-7	(2) 1 3/4" X 9 1/2" LVL's
RB-8	(2) 2X10's
RB-9	(2) 2X10's
RB-10	(3) 2X10's
RB-11	(3) 2X10's
RB-12	(3) 2X10's
RB-13	(2) 2X8's
RB-14	(2) 2X10's
RB-15	(3) 1 3/4" X 11 7/8" LVL's
RB-16	(2) 2X8's
RB-17	(2) 2X10's

POST SCHEDULE

TYP	(1) 2X
P2	(2) 2X
P3	(3) 2X
P4	6X6 PSL
P5	3"X3"X1/4" STEEL

Roof Truss Layout

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ZOLLINGER RESIDENCE
6785 East Via Cortina
Huntsville, Utah

DESCRIPTION:
ROOF TRUSS FRAMING

Scale: 1/4" = 1 Foot



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STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

- A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES
ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE DRAINAGE EASEMENT. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE EASEMENT IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO THE DRAINAGE EASEMENT.
- B. SOURCES OF STORM WATER POLLUTANTS
STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND, CLEARING OF VEGETATION, GRADING, VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE, WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT, PAINTS, SOLVENTS AND ADHESIVES, AND LANDSCAPING WORK.
- C. EROSION AND SEDIMENT CONTROLS
 1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
 2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAR OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO THE DRAINAGE EASEMENT.
 3. RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKE HOLD.
 4. DIVER STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.
- D. OTHER CONTROLS
 1. WASTE DISPOSAL
 - A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
 - B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
 - C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
 2. SWEEPING OF SITE
 - A. PROVIDE DAILY SWEEPING BY HAND OR MECHANICAL MEANS (IF NEEDED) TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
 - B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
 3. SANITARY/SEPTIC DISPOSAL
PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.
 4. SPILLS
 - A. STORE ADEQUATE ADSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
 - B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN UP AND DISPOSAL.
 5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES
LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED. COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.
 6. VEHICLES AND EQUIPMENT
 - A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
 - B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
 7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT
 - A. DO NOT DISPOSE OF WASHOUT FROM CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
 - B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
 - C. PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
 8. LANDSCAPING OPERATIONS
 - A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
 - B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
 9. STORM WATER INLETS
KEEP ALL ON-SITE STORM WATER INLETS CLEAN AND FREE OF DIRT AND DEBRIS. IN THE EVENT THAT SEDIMENT AND DEBRIS MAY FLOW TO AN INLET, PROVIDE AN 18 INCH MINIMUM STRAIN BARRIER AROUND THE INLET TO TRAP THE DIRT AND DEBRIS AND ALLOW ONLY CLEAN STORM WATER TO ENTER THE INLET.
- E. INSPECTION
 1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
 - A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
 - B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
 - C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
 - D. THE UTAH DEQ WATER QUALITY DIVISION MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
 2. ALL DISCHARGES ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.
 3. PREPARATION OF REPORTS AND RETENTION OF RECORDS
 - A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY OCTOBER 1, 2012, AND EACH OCTOBER THEREAFTER.
 - B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE, WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING. DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
 - C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NEEDED TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE. SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF NONCOMPLIANCE.
- F. MAINTENANCE OF CONTROLS
 1. MAINTENANCE AND REPAIR
ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
 2. PLAN REVISIONS
IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.
- G. FINAL STABILIZATION AND POST CONSTRUCTION CONTROLS
 1. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION AND OTHER APPROPRIATE MEASURES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED EXCEPT AS NOTED.
 2. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEPED CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM SITE.
 3. ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
 4. ALL PAVED AREAS SHOULD BE SWEEPED WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
 5. WASTE MATERIAL ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT OFTEN.
 6. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEPED CLEAN OF DIRT AND DEBRIS.
 7. STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
 8. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".
- H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION
WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

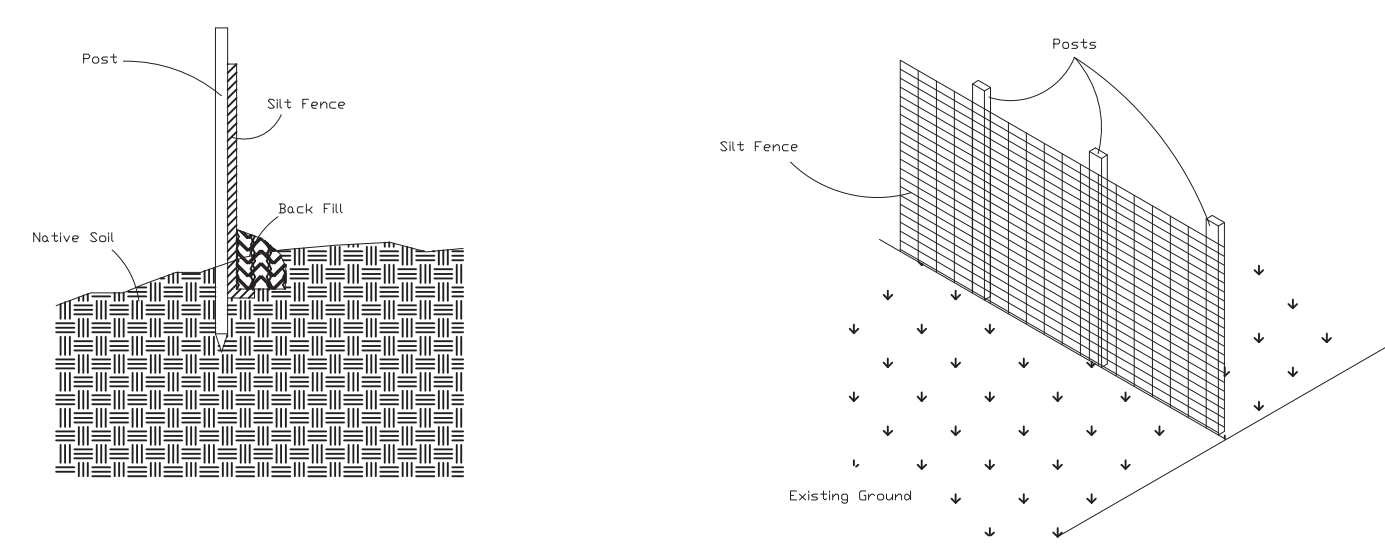
Site Notes

1. Approximately 12800 Sq. Ft. will be disturbed during construction.
2. Ridgeview Homes is responsible for monitoring conditions during construction and the maintenance of the SWPPP plan.
3. Install a silt fence around perimeter of construction site to contain dirt and debris during construction.
4. All excavated material will be used as fill on site either below concrete floors or as landscaping material surrounding home.
5. The concrete washout is located near the construction entrance, on the south-east corner of the lot. Ridgeview Homes is responsible for the maintenance of the concrete washout.
6. The portable toilet is located near the south side near the construction entrance centrally located on the lot. The portable toilet shall be installed following the manufacturer's instructions.
7. The construction entrance is located directly in front of the garage on the south side of the lot. Install 2' rock base over compacted fill for construction entrance.
8. In the event that any mud and/or dirt is tracked onto the asphalt roadway, sweep and/or wash away all dirt and dust as needed.
9. All rain and storm water on this project site currently drains as indicated on the site plan.
10. There are no existing structures located on this property at this time.

STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE CONTRACTOR, CHAD ROBERTS, FOR THE CONSTRUCTION OF A RESIDENCE IN THE CITY OF HUNTSVILLE, COUNTY OF WEBER, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.
2. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING PROVIDED BY THE PERMITEE FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.
3. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH WEBER COUNTY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGES OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF WEBER COUNTY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.
4. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATED ON REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY WEBER COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION.
5. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(b) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR A REVIEW A COPY OF THIS SWPPP EITHER TO DEQ OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE UTAH DEQ WATER QUALITY DIVISION/ OR THE LOCAL AGENCY.

CONTACTS	
CONTRACTOR RIDGEVIEW HOMES PO BOX 46 HUNTSVILLE UT 84317	CHAD ROBERTS 801 671-3079
STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY 888 NORTH 10 WEST PO BOX 144870 SLC UT 84114-4870	RAND FISHER 801 533-6065
US EPA ENVIRONMENTAL PROTECTION AGENCY DENVER, COLORADO ENVIRONMENTAL PROTECTION AGENCY WASHINGTON DC 200	REGION VIII 800 759-4372 202 475-9518
REFERENCES	
A. SITE PLAN PER CREATIVE LINE LLC DATED SEP 3, 2015.	
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY CREATIVE LINE LLC DATED SEP 3, 2015.	
8. THE PROPOSED CONSTRUCTION ACTIVITY IS CONSTRUCTION OF A RESIDENCE FOR RICH & LEZLIE ZOLLINGER.	
9. LOCATION OF THE SITE: THE PROJECT IS LOCATED AT 6785 EAST VIA CORTINA WEBER COUNTY UTAH.	
10. THE RUNOFF COEFFICIENT FOR THIS SITE IS ABOUT 0.05. THIS MEANS THAT ABOUT 05% OF THE SITE IS COVERED WITH AN IMPERVIOUS SURFACE (SUCH AS CONCRETE, ASPHALT, OR A BUILDING); AND THAT ABOUT 95% OF THE SITE HAS A PERVIOUS SURFACE (SUCH AS LANDSCAPING AND PLANTING AREAS).	
11. THE EXISTING NATIVE SUBSURFACE SOILS ARE GENERALLY SILTY CLAY OVER SILTY SAND. THE EXISTING GROUND WATER QUALITY AT THIS LOCATION IS ASSUMED TO BE THAT OF WATER WHICH IS SAFE FOR DRINKING; THE EXISTING STORM WATER QUALITY IS TYPICAL OF STORM WATER FLOWING FROM DEVELOPED, SUBURBAN AREAS.	
12. A. THE EXISTING SITE CONSISTS OF LIMITED VEGETATION PRE-CONSTRUCTION RUNOFF COEFFICIENT = 0.05 B. THE PROPOSED SITE WILL CONSIST OF A RESIDENCE WITH DRIVEWAY AND LANDSCAPING WITH LANDSCAPING A POST-CONSTRUCTION RUNOFF COEFFICIENT = 0.20	
13. SEE IMPROVEMENT PLANS FOR SITE DRAINAGE START DATE ----- FINISH DATE -----	
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND TIMING OF THE STORM WATER POLLUTION CONTROL MEASURES FOR THIS PROJECT. RIDGEVIEW HOMES IS RESPONSIBLE. STORM WATER CONTROL MEASURES ARE TO BE IN PLACE BY THE START DATE LISTED ABOVE.	



Silt Fence Detail

Silt Fence Detail



Homeowner:
Richard & Lezlie Zollinger
925 989-3739

General Contractor:
Ridgeview Homes
Chad Roberts
801 671-3079

ZOLLINGER RESIDENCE
6785 East Via Cortina
Huntsville, Utah

DESCRIPTION:
SITE PLAN

Scale: 1/16" = 1 Foot

Creative Line L.L.C.
Custom Home Solutions
CreativeLinePlans.com
Ashlie Hull
801 628-7041

Project: Residence for Rich & Lezlie Zollinger

6785 East Via Cortina
Weber County, Utah
Contact: Chad Roberts
801 671-3079

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL

2011 EDITION OF THE NATIONAL ELECTRIC CODE (NEC), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION

2012 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2012 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2012 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL

2012 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE INTERNATIONAL CODE COUNCIL

2012 EDITION OF THE INTERNATIONAL FIRE CODE

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 OR 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, 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. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
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. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
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 OR 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, AND 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 TOOLS OUT OF THE WAY.
22. 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.

Homeowner:
Richard & Lezlie Zollinger
925 989-3739

General Contractor:
Ridgeview Homes
Chad Roberts
801 671-3079

ZOLLINGER RESIDENCE
6785 East Via Cortina
Huntsville, Utah

DESCRIPTION:
TITLE PAGE

Scale: 1/4" = 1 Foot

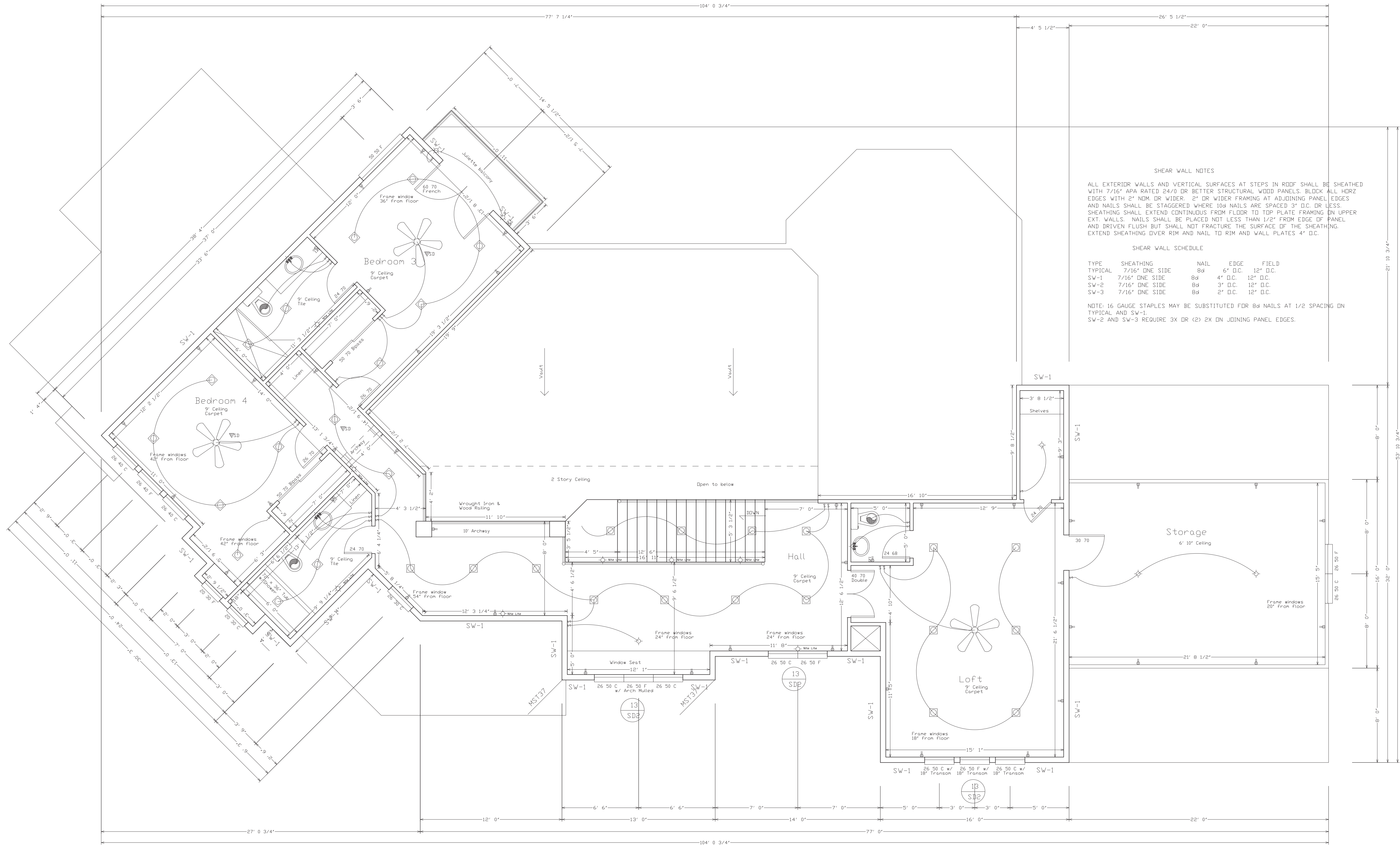
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6785 East Via Cortina
Huntsville, Utah



SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HDRZ EDGES WITH 2" NDM OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 10d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

Upper Floor Plan

DESCRIPTION:
UPPER FLOOR PLAN

Upper Level:
1432 Sq. Ft.

Attic Storage:
352 Sq. Ft.

Scale: 1/4" = 1 Foot

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FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEATHING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2X10 WITH PLY FILLER FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

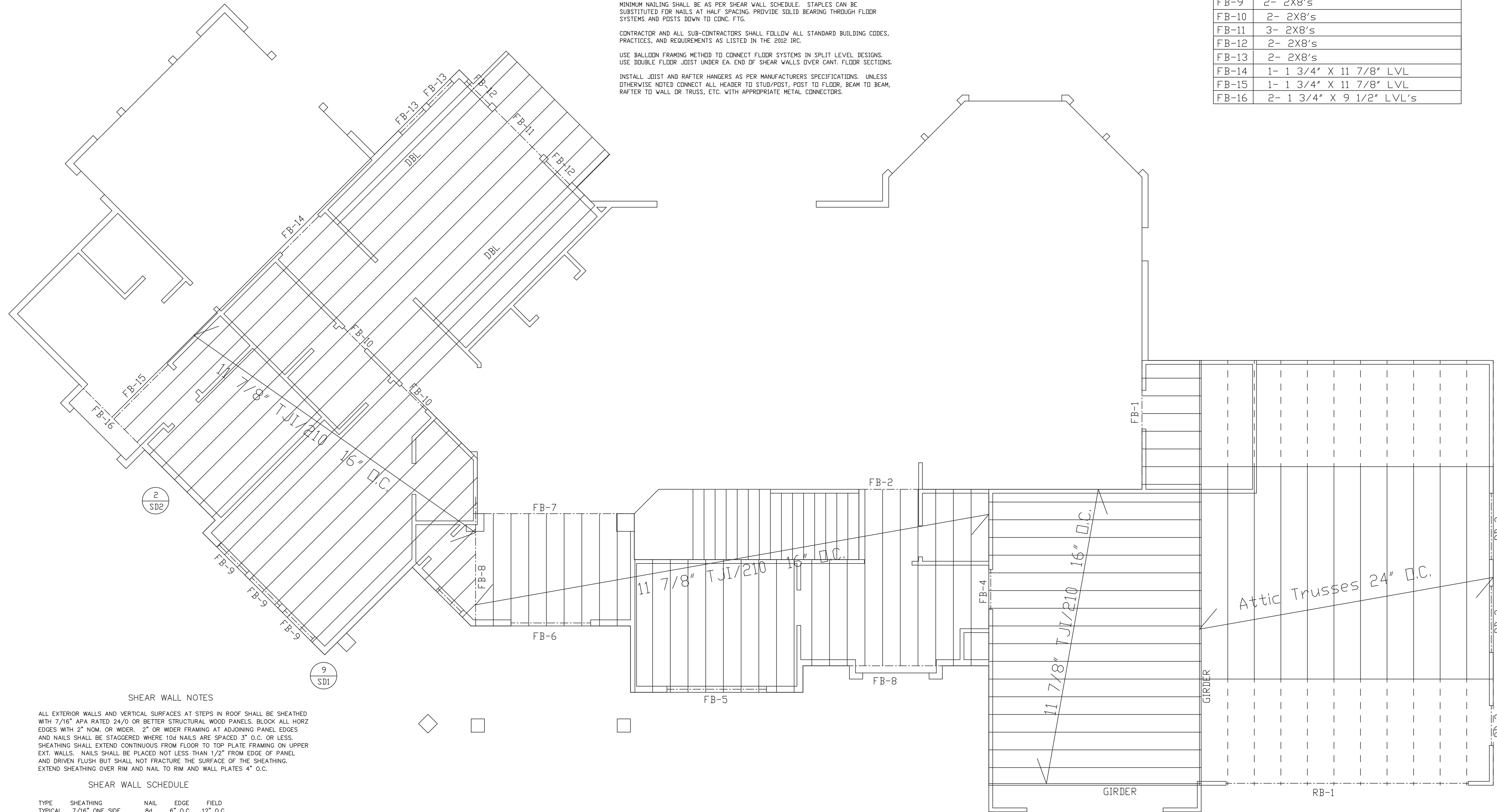
CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2012 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.

USE SIMPSON CS16 STRAPS 36" LONG 32" O.C. BETWEEN FLOORS CTR ON RIM JOIST OR EITHER DROP SHEATHING DOWN OVER RIM JOIST 3/4" ON TOP PLATE BELOW OR CENTER ON SOLID RIM BOARD AND NAIL AS PER SCHEDULE. BLOCK ALL EDGES. EXTEND WAFER ACROSS GABLE END/WALL FRAMING JOINT

FLOOR Beam Schedule	
FB-1	2- 2X8's
FB-2	1- 1 3/4" X 11 7/8" LVL
FB-3	2- 1 3/4" X 11 7/8" LVL's
FB-4	2- 2X8's
FB-5	2- 1 3/4" X 9 1/2" LVL's
FB-6	2- 1 3/4" X 9 1/2" LVL's
FB-7	1- 1 3/4" X 11 7/8" LVL
FB-8	1- 1 3/4" X 11 7/8" LVL
FB-9	2- 2X8's
FB-10	2- 2X8's
FB-11	3- 2X8's
FB-12	2- 2X8's
FB-13	2- 2X8's
FB-14	1- 1 3/4" X 11 7/8" LVL
FB-15	1- 1 3/4" X 11 7/8" LVL
FB-16	2- 1 3/4" X 9 1/2" LVL's



SHEAR WALL NOTES

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SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.
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NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

Upper Floor Joist Layout

Homeowner:
Richard & Lezlie Zollinger
925 989-3739

General Contractor:
Ridgeview Homes
Chad Roberts
801 671-3079

ZOLLINGER RESIDENCE
6785 East Via Cortina
Huntsville, Utah

DESCRIPTION:
UPPER FLOOR FRAMING

Scale: 1/4" = 1 Foot



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FOOTINGS, FOUNDATION & CONCRETE

1. Footings - Bear on undisturbed soil. Not to be placed on frozen ground or in water. Continuous monolithic pour. Minimum 30" below grade.
2. Footings - Changes in elevation shall be stepped not higher than 1/2 the step length, and not greater than 4". Minimum 6" thickness on vertical step.
3. Footings, Foundation, Interior Slabs - Normal weight concrete with compressive strength equal to at least 3,000 PSI within 28 days of pouring.
4. Water/Cement Ratio - No greater than .50 and slump shall be 3" or less - Minimum cement content shall be 304 lbs. per cubic yard.
5. Reinforcement - Free from mud and oil and other non-metallic coatings that hamper bonding capacity.
6. Foundation - Any opening to have two vertical #4 bars on each side of opening, tied to horizontal bar.
7. Foundation - 2 #4 bar above and below each window opening extending 36" beyond opening.
8. Anchor Bolts - 1/2" x 10" @ 32" DC.
9. Sillces - Reinforcement shall lap a minimum of 30 bar diameters unless otherwise noted.
10. Foundation - Width is 8" unless otherwise noted.

MECHANICAL

1. All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
2. HVAC system shall be designed by mechanical contractor.
3. Heat loss calculations and MECC Check to be performed by mechanical contractor.
4. Provide 6' clearance from combustible on side of furnace and 30' working space in front of all heating controls.
5. Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Cover inlet with corrosion resistant metal insect screen. Vents shall terminate 4' below of 48" horizontally and at least 12' above a door, operable window, or gravity inlet into building.
6. If a single duct is to be used for combustion air for fuel-burning appliances the required size of duct must have an area of at least 1 square inch per every 3,000 BTUs of the appliance that it serves. IRC G647.6.2.
7. Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
8. Flue vents and exhaust vents shall be at least 36" above and outside air inlet located 10' - 0" and at least 4' - 0" from a property line.
9. All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.

FRAMING & SHEATHING

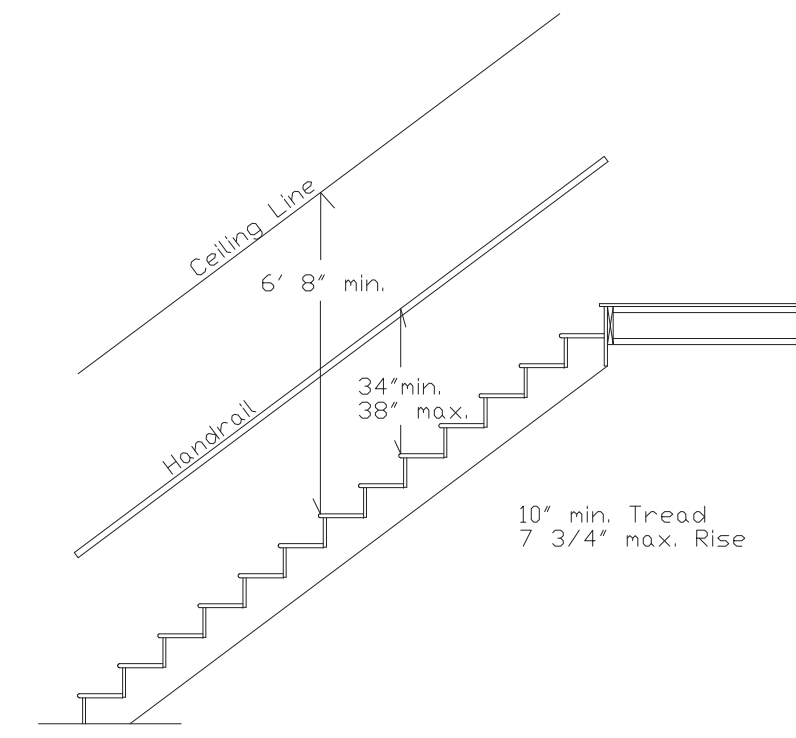
1. Studs - Maximum of 16" D.C.
2. Floor Sheathing - 3/4" T&G 40/20 OSB nailed with 8d nails 6" D.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" D.C.
3. Sheathing - Nails shall be a minimum of 3/8" from panel edge.
4. Floor Joists - Blocked at all bearing points.
5. Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6" D.C. at edges, and 10" D.C. in field.
6. Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
7. Roof Sheathing - 7/16" OSB nailed with 8d nails 6" D.C. at panel edges, and 12" D.C. in field.
8. Blocking - Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.
9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
11. Staples - May be substituted for nails at rate equal to load values.
12. Solid Bearing - Through floor systems and posts down to concrete footings.
13. Attic Access - 22" x 30" with a switched light in attic space. 30" headroom required.
14. Basement Ceiling - Minimum unfinished height of 7' 6".
15. Structural Framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure-preservative-treated wood as required by IRC R317.1.3 This would include the deck support joists and beams.
16. All fasteners installed into preservative treated wood are to be zinc coated or treated as required by IRC R317.3.

STAIR & HANDRAIL

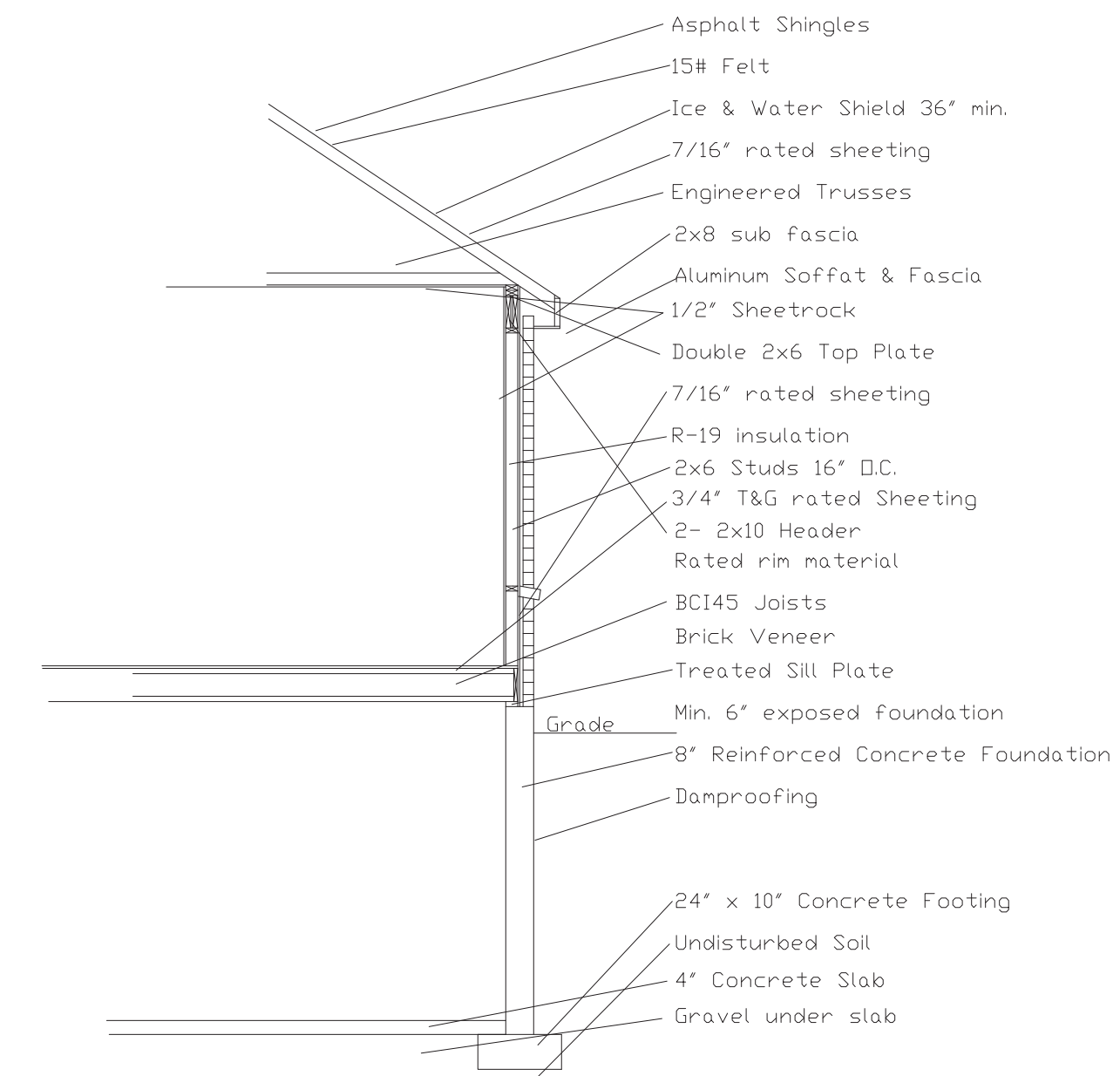
1. Risers - 4" minimum and 7 3/4" maximum height.
2. Treads - Minimum of 10" depth.
3. Headroom - Minimum 6' 8" clearance.
4. Handrails - Required on all stairways having more than 3 risers.
5. Handrails - Placed not less than 34" and not more than 38" high. Continuous and full length of stairs.
6. Guardrails - Required at all landings, decks, or floor levels more than 30" above finished grade. Minimum height 36".
7. Ballisters - For handrails and guardrails shall be spaced such that a 4" sphere will not pass through.
8. Enclosed Usable Space under Stairway - Shall have walls and soffits protected on the enclosed side as required for 1-hour fire-resistive construction.

FLASHING

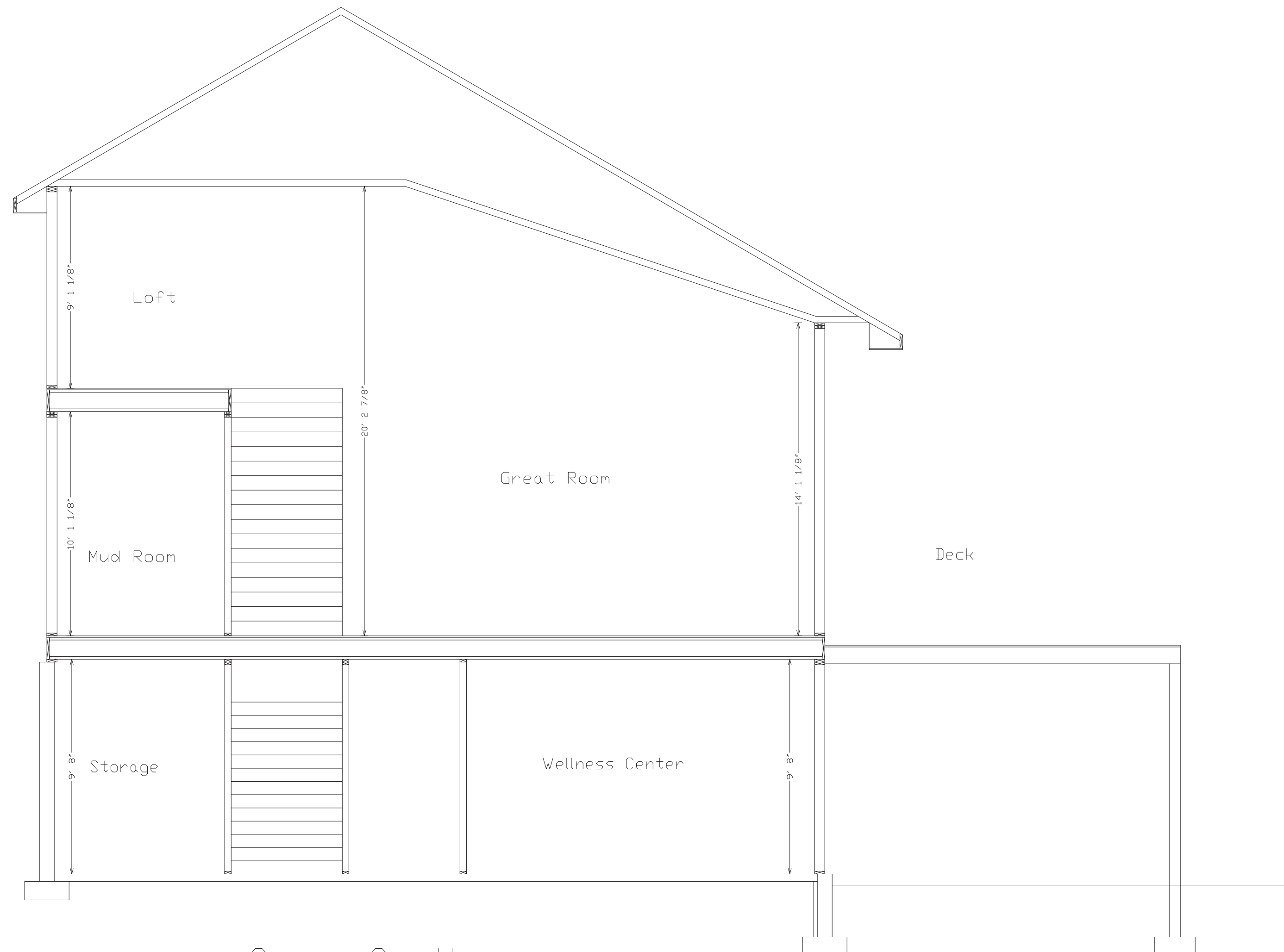
1. Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where 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 at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be approved corrosion-resistant flashing R703.7.5, R703.8, R903.2, R905.
2. R905.2.71 Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof structures to a point at least 24 inches inside the exterior wall line of the building.



Stair Detail



Wall Detail



Cross Section

Homeowner:
Richard & Leslie Zollinger
925 989-3739

General Contractor:
Ridgeview Homes
Chad Roberts
801 671-3079

ZOLLINGER RESIDENCE
6785 East Via Cortina
Huntsville, Utah

DESCRIPTION:
CROSS SECTION

Scale: 1/4" = 1 Foot

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ELECTRICAL

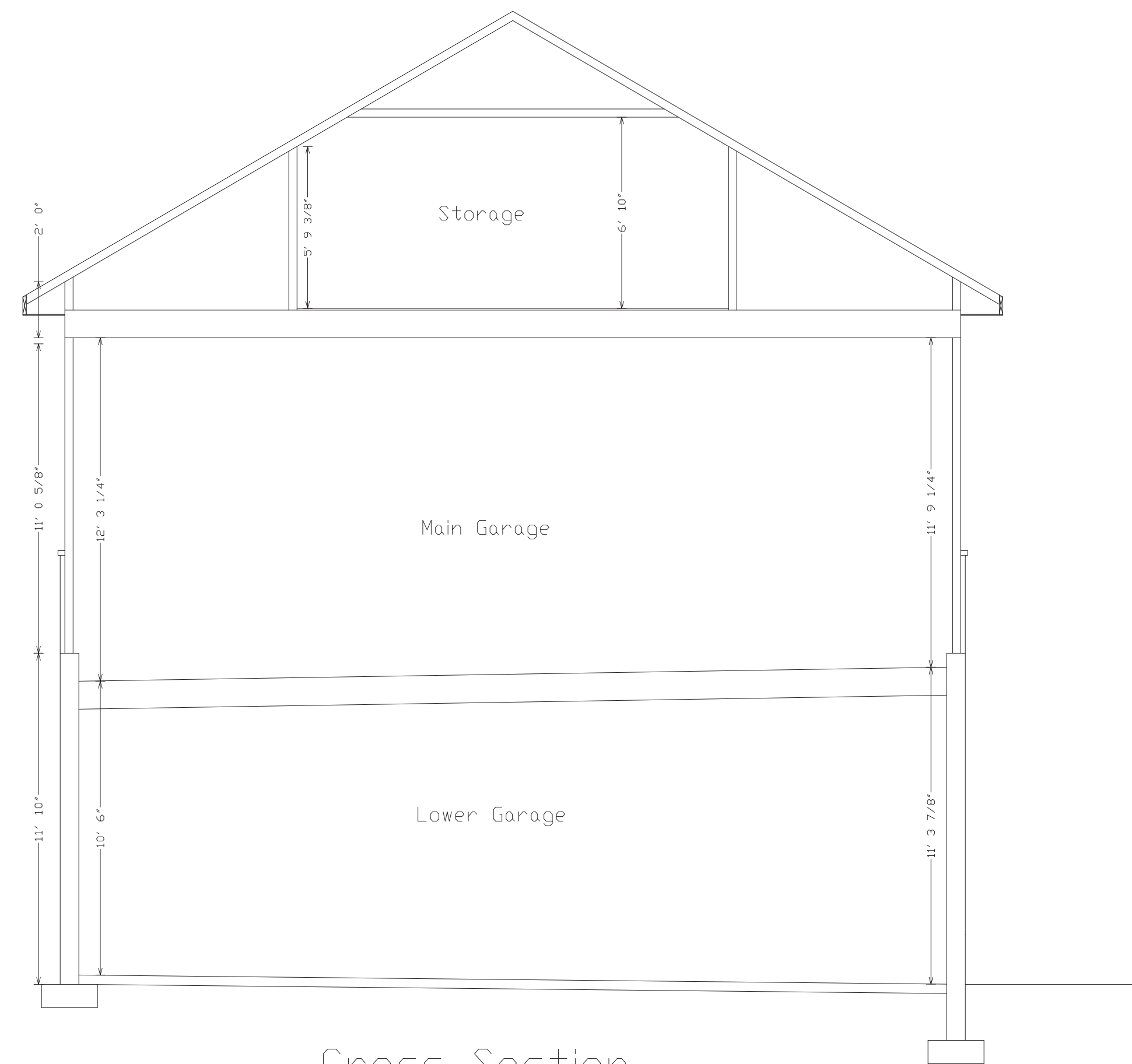
- All electrical shall be installed in accordance with current electrical code requirements. Contractor shall obtain required permit and comply with all required codes.
- Provide all new fixtures, switches, outlets, and wiring.
- Electrical Panel - Fire rated and located in mechanical room unless otherwise noted. Provide minimum clearance of 30" width and 6' 0" in height. Cannot be located facing the garage side of firewall.
- Provide 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.
- 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 8" above grade both 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 installation.
- Attic, Crawl Space, Utility Room, & Basement Storage - At least one lighting outlet with a switch at point of entry. Same is required for any space containing equipment requiring service.
- 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 125-volt, 15 and 20 amp receptacles installed inside or outside of a dwelling shall be listed tamper-resistant receptacles. IRC E4002.14
- Kitchen and Dining Area - Counters shall have receptacle outlets at each counter space wider than 12". Counters shall have receptacle outlet located so that no point, along the wall line, is more than 24" measured horizontally, from a receptacle outlet in that space. Island and peninsula counter tops 12" or wider shall have at least one receptacle for each 4' of counter top.
- Install an outlet within 20' of the A/C equipment on exterior of house.
- Where there are 2 or more non-metallic sheathed cables (Romex) are installed together in the same space without maintaining space between them and where the opening they are installed in is filled with caulking, foam insulation, or other types of insulation the conductors must be derated as required by IRC E3705.4.4.
- All electrical circuits providing power to bedrooms shall be provided by an arc-fault circuit interrupter as required by IRC E3902.11.

MASONRY

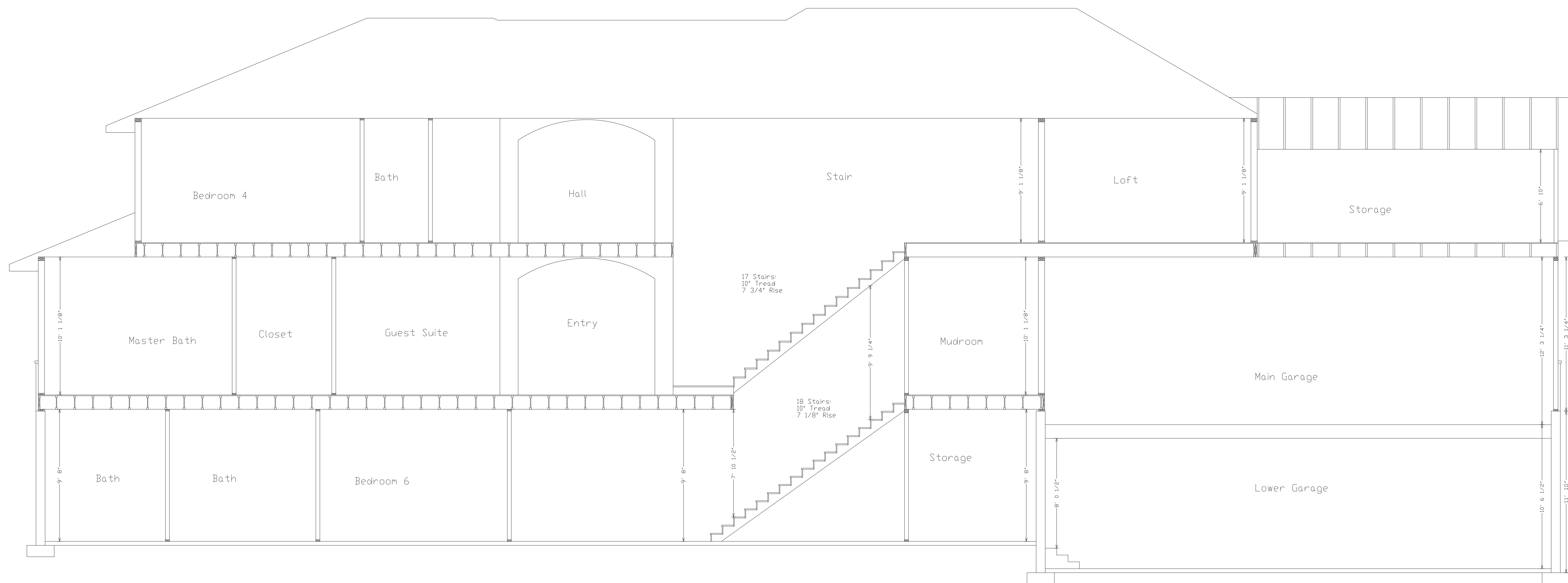
- Ties - Brick or stone veneer shall have corrosion resistant ties of not less than 22 ga. x 3/4" or #9 ga. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have a lip or hook, on the extended leg, that will engage or enclose the #9 ga. horizontal joint reinforcement wire.
- Moisture barrier required, or full 1" airspace.
- Wall Reinforcement - Minimum of .0007 each way, or a total of .002.
- R703.7.6 Weepholes. Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Weepholes shall not be less than 3/16 inch in diameter. Weepholes shall be located immediately above the flashing.

PLUMBING

- All plumbing shall be installed in accordance with current plumbing code requirements, ordinances, and industry standards.
- Contractor is responsible for design of new plumbing equipment.
- Provide all equipment, accessories and components required to constitute installation of new equipment.
- Provide all low water usage water closets, 1.6 GAL Flush.
- Provide anti-scald device at all lavatory faucets.
- Water Heaters - Located in a garage and which generates a glow, spark, or flame capable of igniting flammable vapors shall be installed with the pilots, burners, or heating elements and switches at least 18" above the floor level.
- Water Heaters - anchor or strap water heater to resist seismic motion. Locate anchor or strap within the upper or lower third of the appliance.
- Provide expansion tank on supply line to water heater.
- Backflow Prevention - Install on all hose bibbs and lawn sprinklers.
- 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 an access. IRC P3009.1



Cross Section



Cross Section

Homeowner:
Richard & Leslie Zollinger
925 989-3739

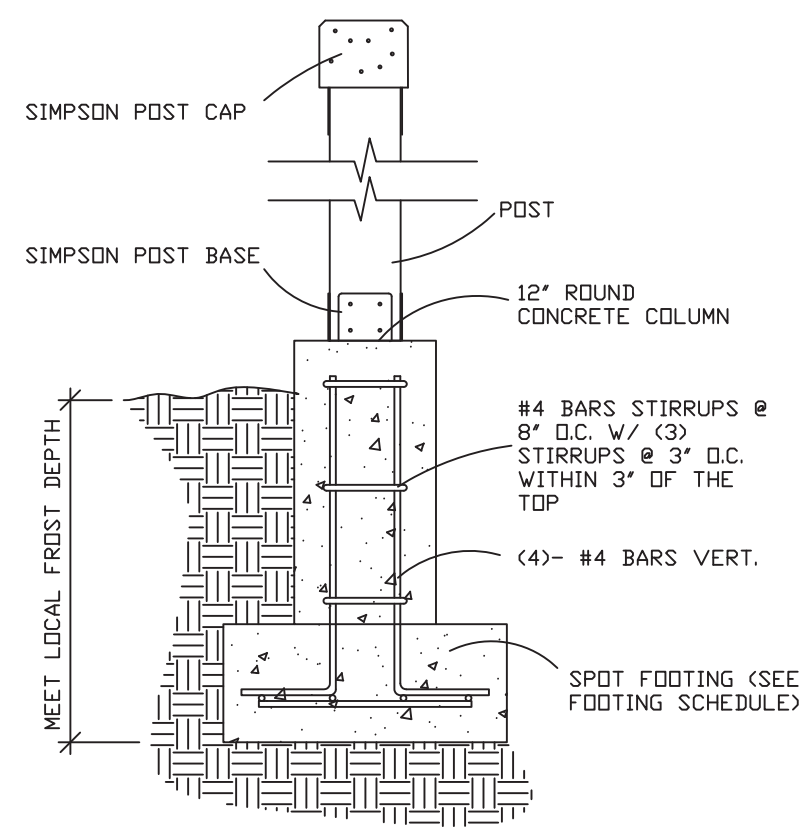
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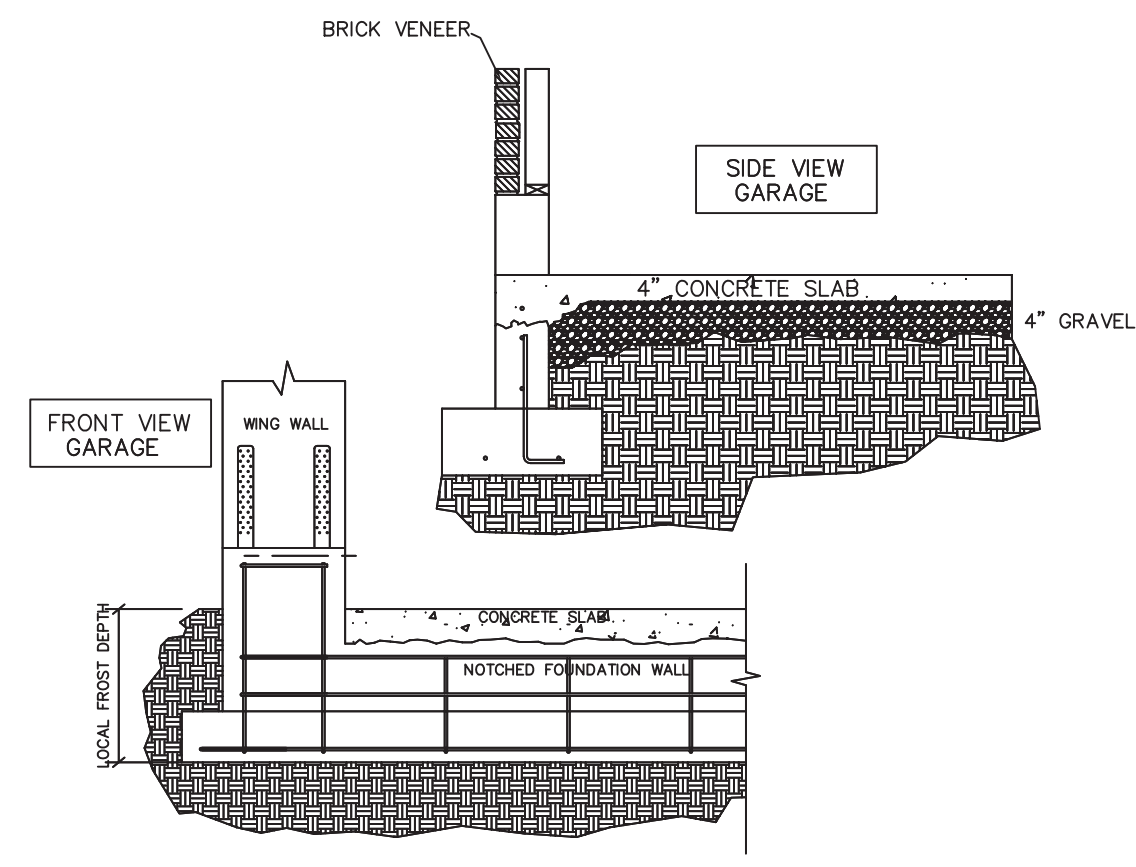
DESCRIPTION:
CROSS SECTION

Scale: 1/4" = 1 Foot

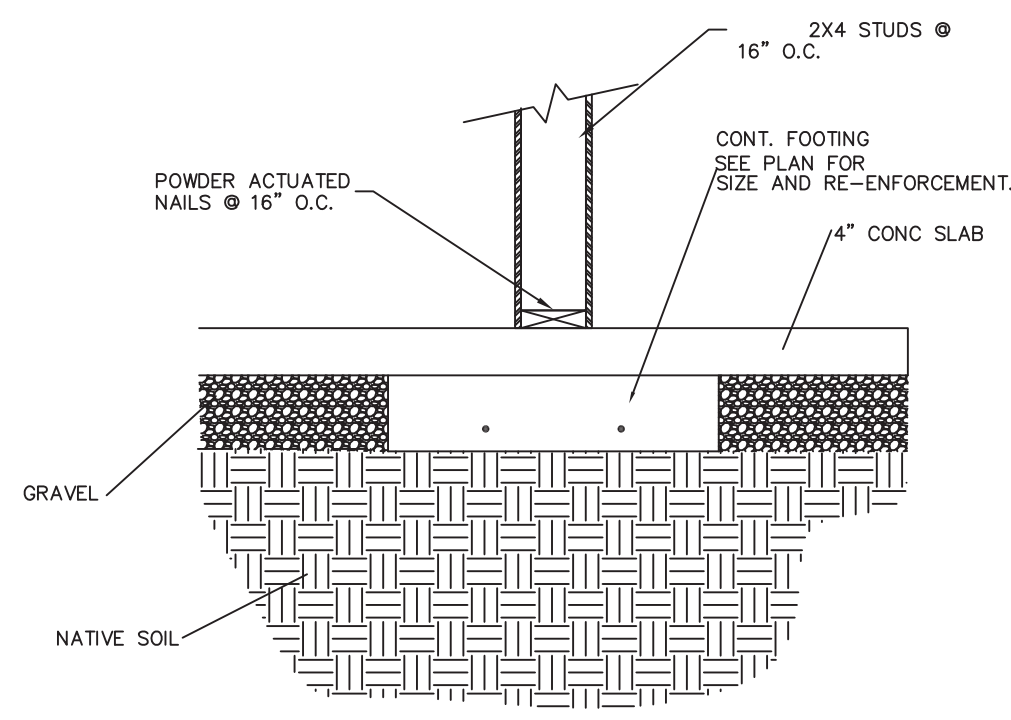
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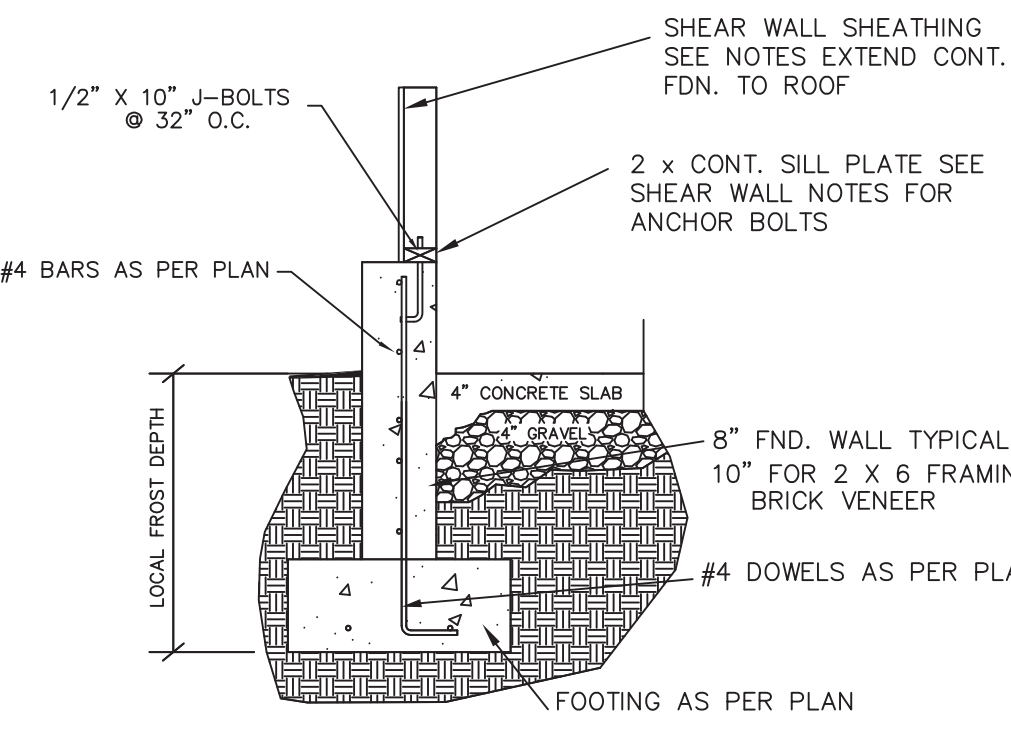
1 PATIO POST FTG. DETAIL
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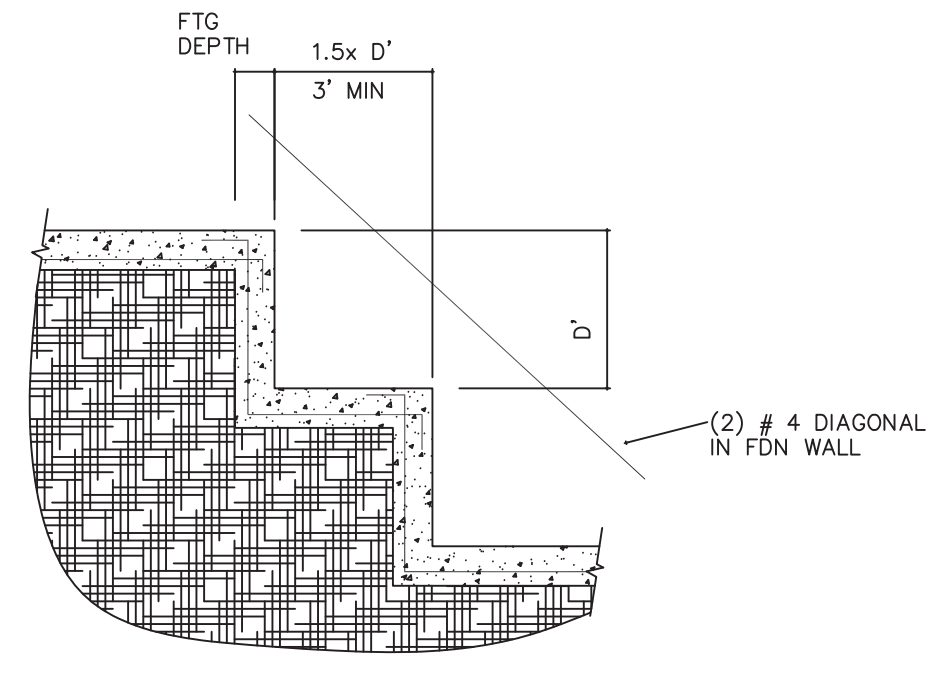
2 GARAGE SLAB TO FOUND. CONNECTION
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3 INTERIOR BEARING WALL
NTS



4 FOUNDATION WALL
NTS



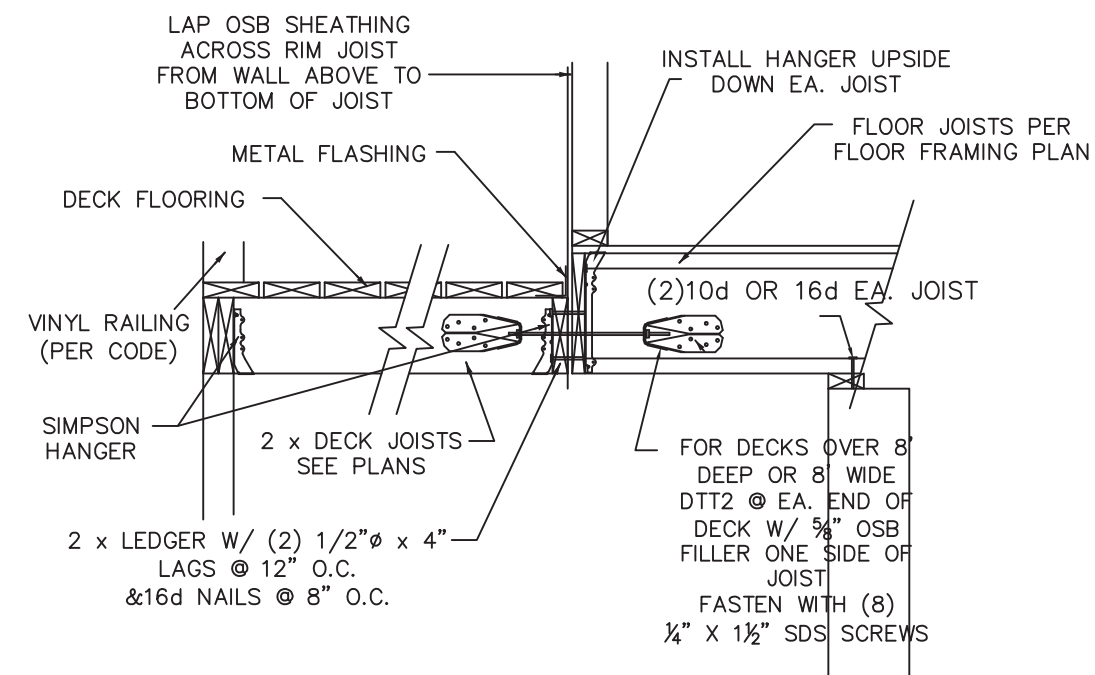
5 FOOTING STEP DETAIL
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BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

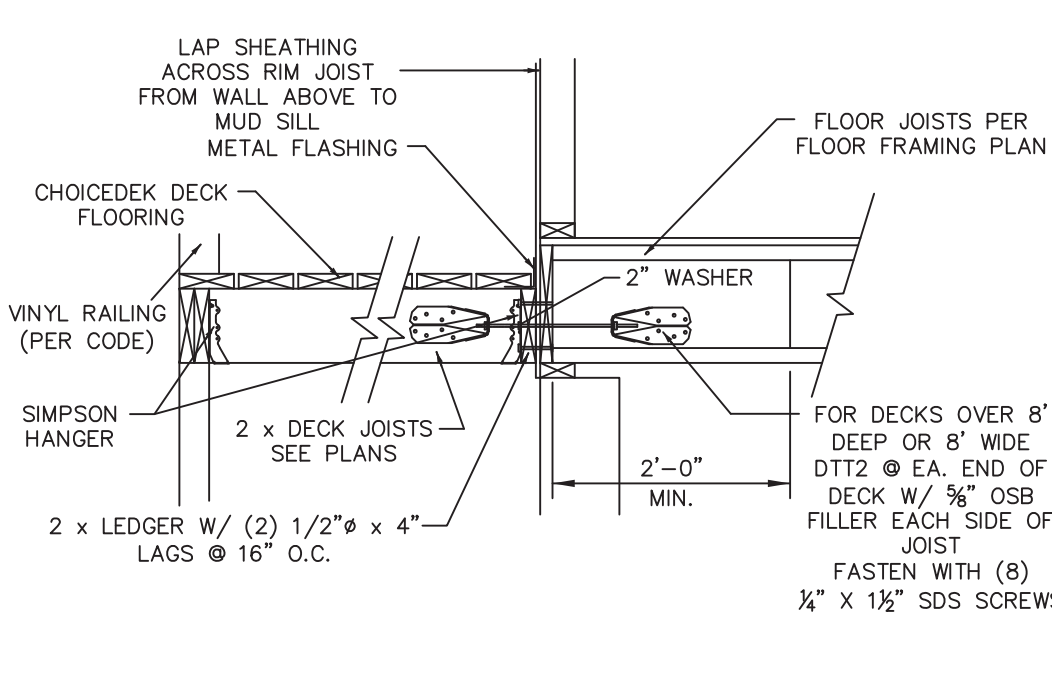
HEIGHT	STUD FRAMING
0' TO 10'	2x4's @ 16" o.c.
10' TO 12'	2x4's @ 12" o.c.
12' TO 14'	2x6's @ 16" o.c.
14' TO 16'	2x6's @ 12" o.c.
16' TO 20'	2x6 LSL's @ 12" o.c.

WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 6' WIDE TO BE SPECIFIED BY ENGINEER. USE DBL KING STUDS ON ALL WALLS 10' HIGH. USE 2X6 STUDS FOR ALL WALLS SUPPORTING OVER TWO LOADS.

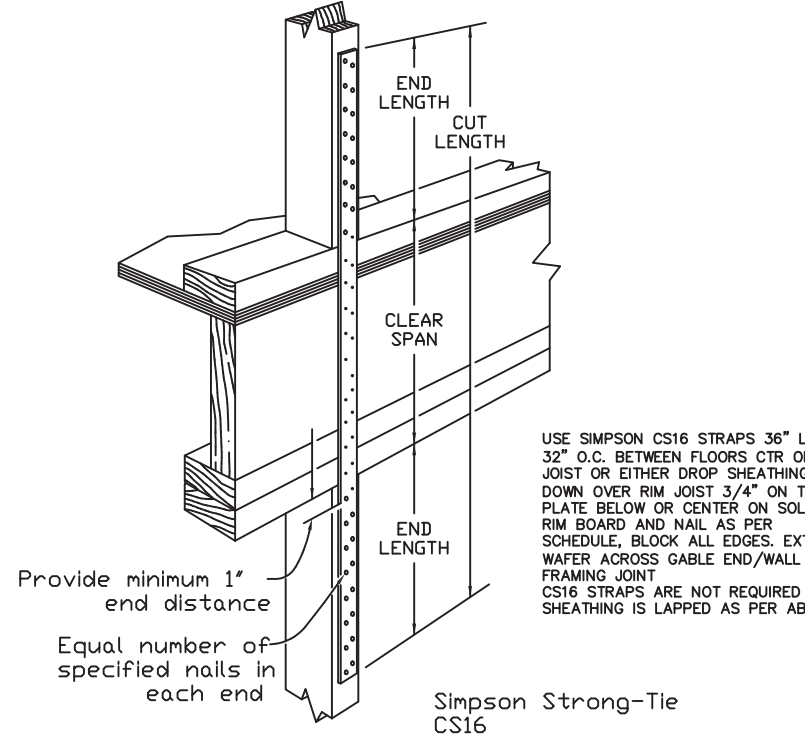
6 STUD HEIGHT/SIZE
NTS



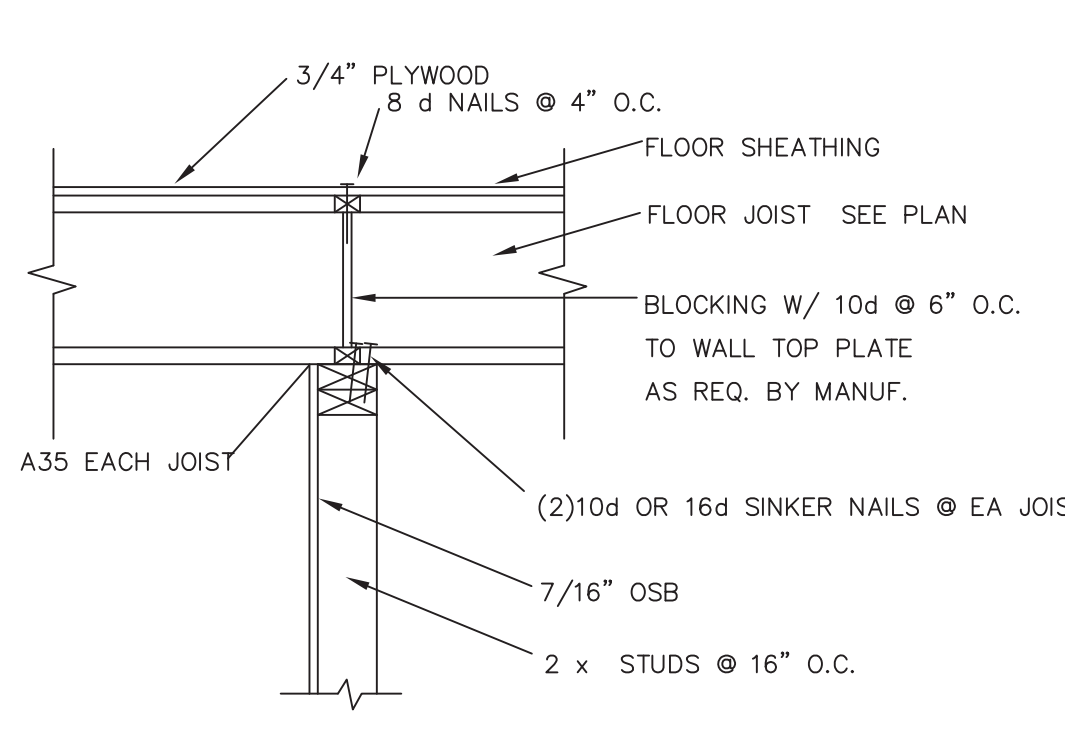
7 DECK LEDGER TO CANT. FLOOR
NTS



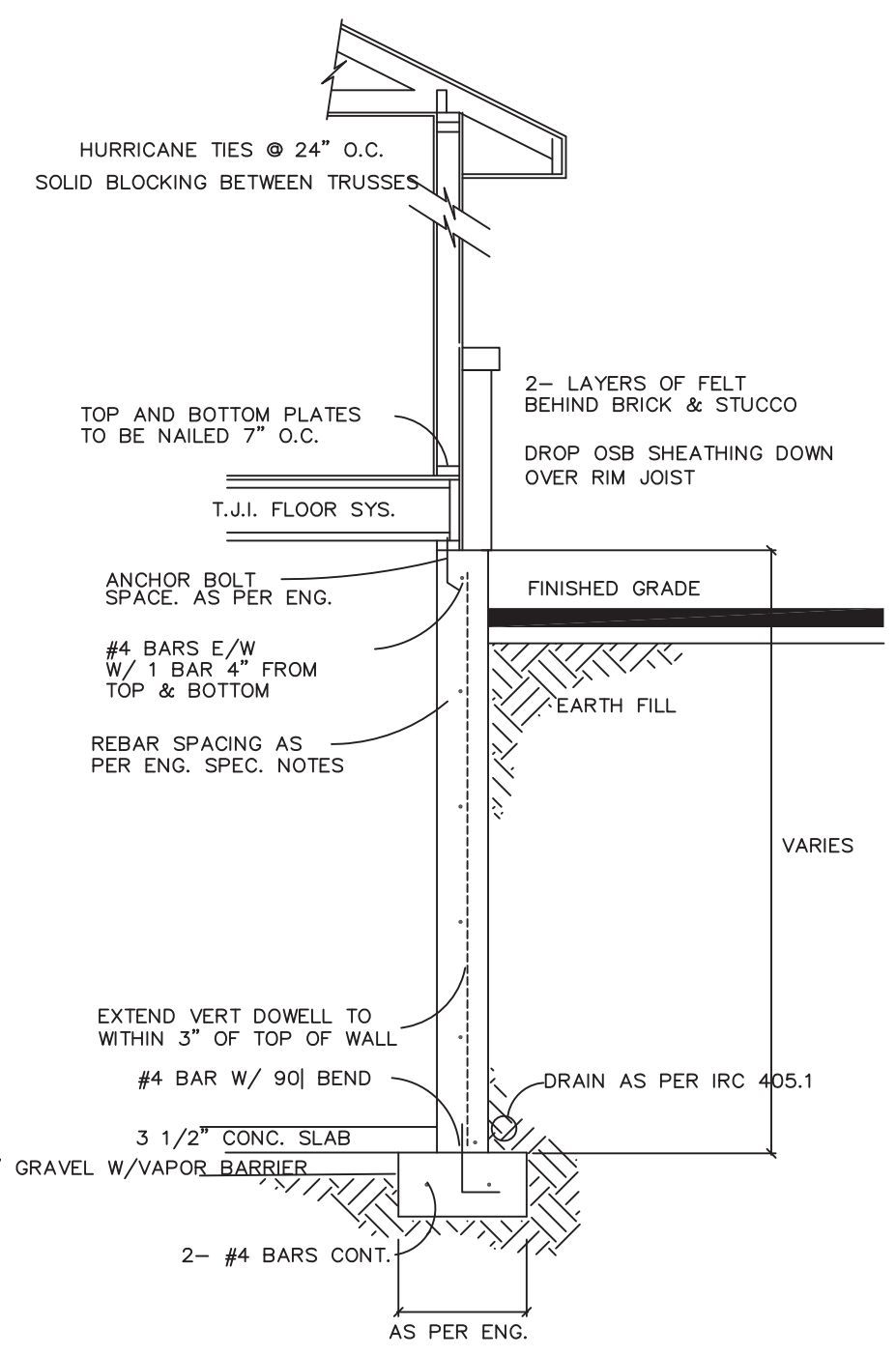
8 DECK ATTACHMENT
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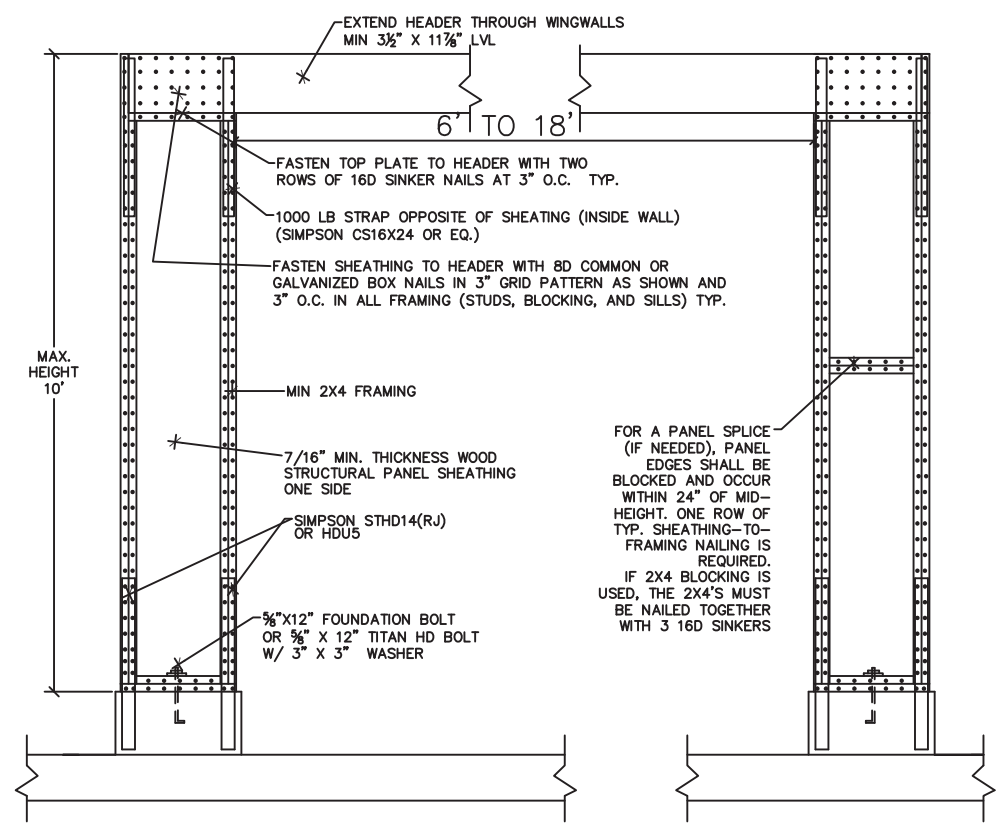
9 TYP. CS16 DETAIL
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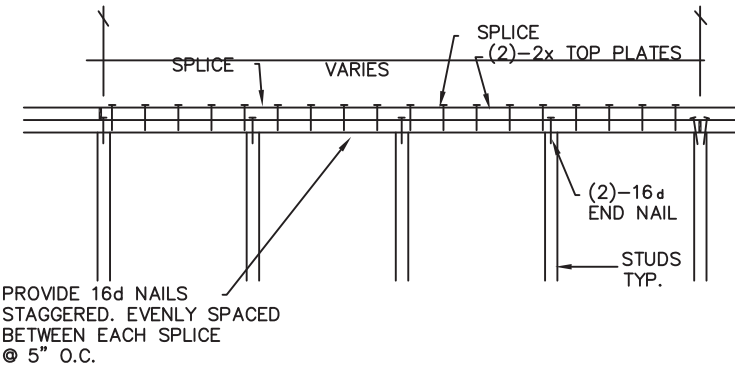
10 INTERIOR SHEAR WALL
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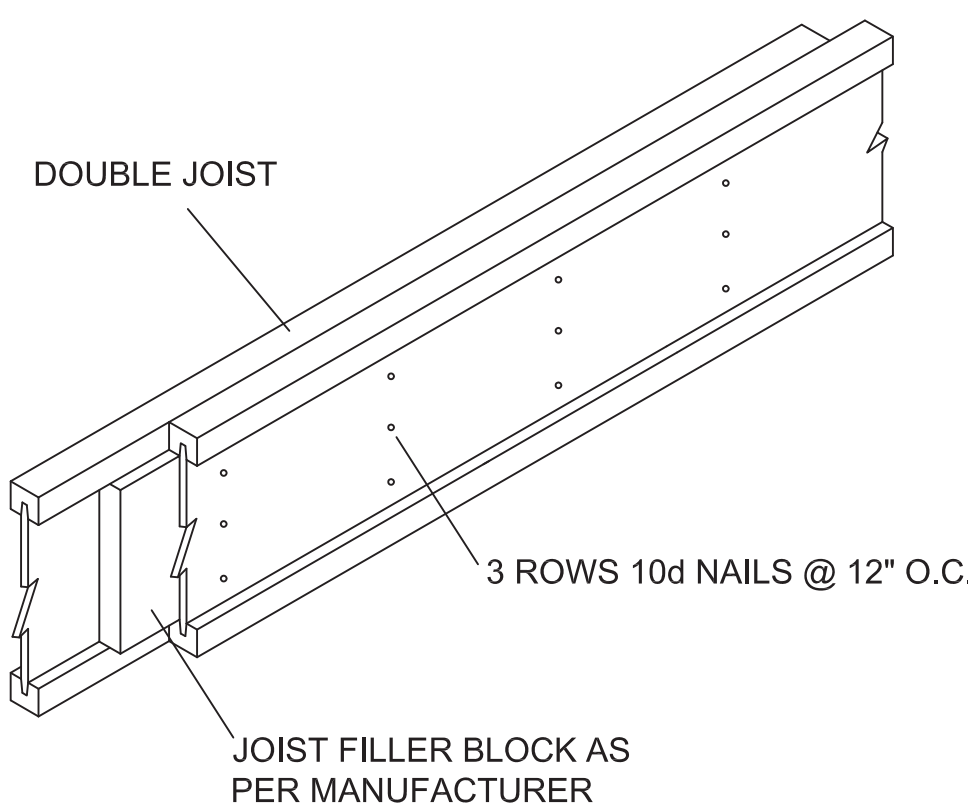
11 TYP. WALL SECTION
NTS



12 PORTAL FRAME 1ST STORY
NTS



13 TYP. TOP PLATE NAILING
NTS



14 DOUBLE JOIST CONNECTION
NTS

FOOTING, FOUNDATION AND CONCRETE

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6\"/>

ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 2,500 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS.

VERT & HORIZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE, OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORIZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW. WINDOW OPENING EXTENDING 36\"/>

ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

FRAMING AND SHEATHING

THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED:

JOISTS	DOUG FIR #2 & BTR
PARALLAMS	PER MANUF. SPEC.
HEADERS	DOUG FIR #2 & BTR
PRE-FAB TRUSSES & JOIST BEARING WALL STUDS	PER MANUF. SPEC.
SILL PLATES	DOUG FIR #2 & BTR
POSTS	DOUG FIR #1 & BTR
EXT DECK JOIST & BEAMS	PRESSURE TREATED DOUG FIR #2 & BTR

EACH PIECE OF STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED WITH A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING, AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

THE SIZING AND SURFACING OF ALL LUMBER EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE SHALL BE MILL SIZED AND SURFACED ON 4 SIDES. ALL LUMBER SHALL BE STRAIGHT STOCK FREE FROM WARPS AND SINGLE LENGTH PIECES. SPLICING SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.

LUMBER SHALL BE AT LEAST OF THE GRADES NOTED ABOVE UNLESS OTHERWISE NOTED ON THE PLANS. ALL LUMBER SHALL BE SURFACED AND FREE OF HEART CENTER. LUMBER SHALL MEET SPECIES AND COMMERCIAL GRADE AS INDICATED ON THE PLANS AND THE DESIGN VALUES FOR VISUALLY GRADED LUMBER IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, WHEREVER IS GREATER. BASE VALUES SHOWN MAY BE ADJUSTED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION. DF INDICATES DOUGLAS FIR, HF INDICATES HEM FIR, RD INDICATES REDWOOD, AND SDF INDICATES SPRUCE PINE FIR.

USE APPROPRIATE SIMPSON TIES/HARDWARE TO CONNECT ALL HEADERS TO POST OR TRIMMERS FOR ALL HEADERS 6' LONG AND LONGER. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 16D @ 16\"/>

ALL 2X4 STUDS TO BE MAX. 16\"/>

TYPICAL ROOF SHEATHING SHALL BE 7/16\"/>

FRAMING AND SHEATHING CONTINUED

LAY SHEATHING WITH FACE GRAIN PERPENDICULAR TO FRAMING UNLESS SHOWN OTHERWISE ON THE PLANS. WHERE SHEATHING IS LAID WITH FACE GRAIN PARALLEL TO FRAMING, 5 PLY MINIMUM SHEATHING SHALL BE USED. SHEATHING SHALL CONFORM TO APA STANDARDS PS-1 AND NER-10B EXPOSURE. USE AS FOLLOWS UNLESS OTHERWISE NOTED IN PLANS.

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2\"/>

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

THE CONTRACTOR SHALL FOLLOW THE MINIMUM NAILING SCHEDULE LISTED IN THE NDS TABLE 3.2.1. USE COMMON NAILS WHEREVER NAILS ARE SPECIFIED FOR SHEAR WALLS OR DIAPHRAGMS. SINKERS MAY BE USED IN ALL OTHER LOCATIONS.

PROVIDE DOUBLE FLOOR JOISTS UNDER ALL BEARING OR SHEAR WALLS PARALLEL TO DIRECTION OF FRAMING. PROVIDE DOUBLE FLOOR JOISTS UNDER WINDOW AND DOOR TRIMMERS AND AT OUTSIDE EDGES OF ALL CANTILEVERED FLOOR SECTIONS.

BOLTS SHALL BE INSTALLED IN HOLES BORED 1/8\"/>

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2012 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS. USE METAL HURRICANE CLIPS EACH END OF EACH TRUSS.

ALL ROUGH HARDWARE, JOIST HANGERS, STRAPS, POST CAPS ETC. SHALL BE MANUFACTURED BY SIMPSON COMPANY OR AN APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.

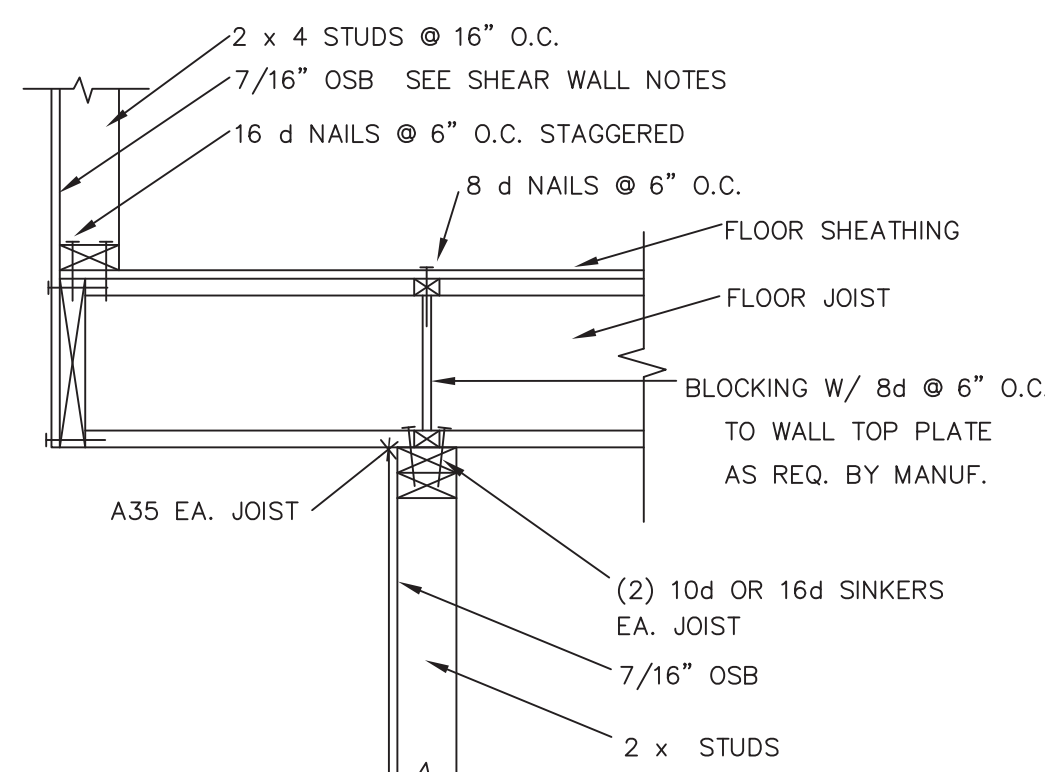
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS



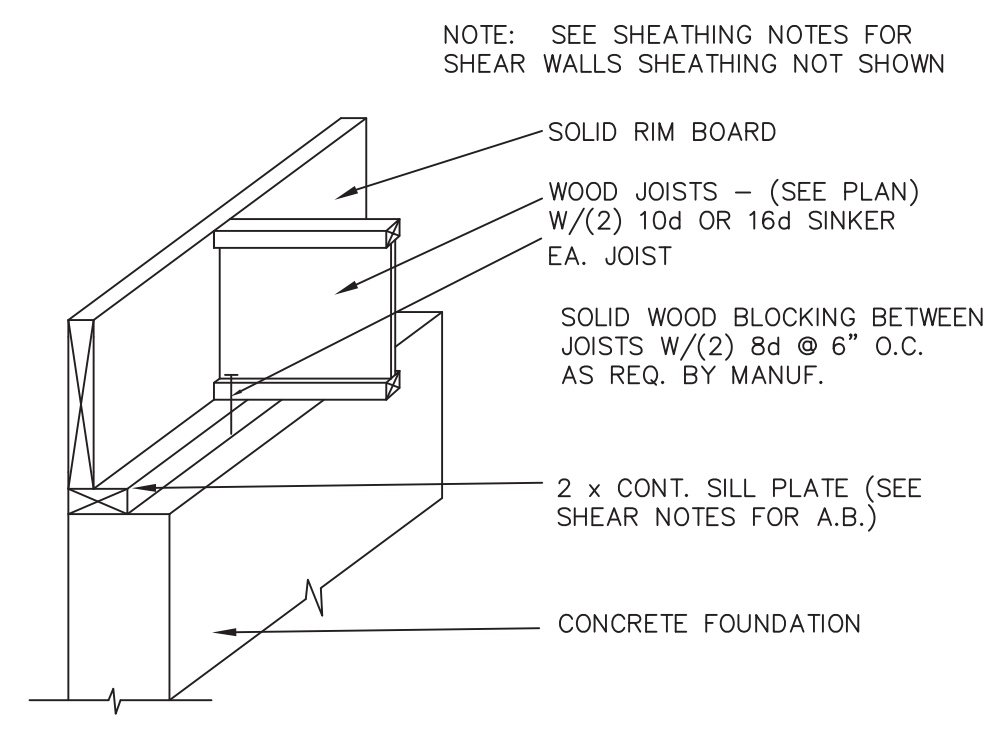
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(801) 876-3501



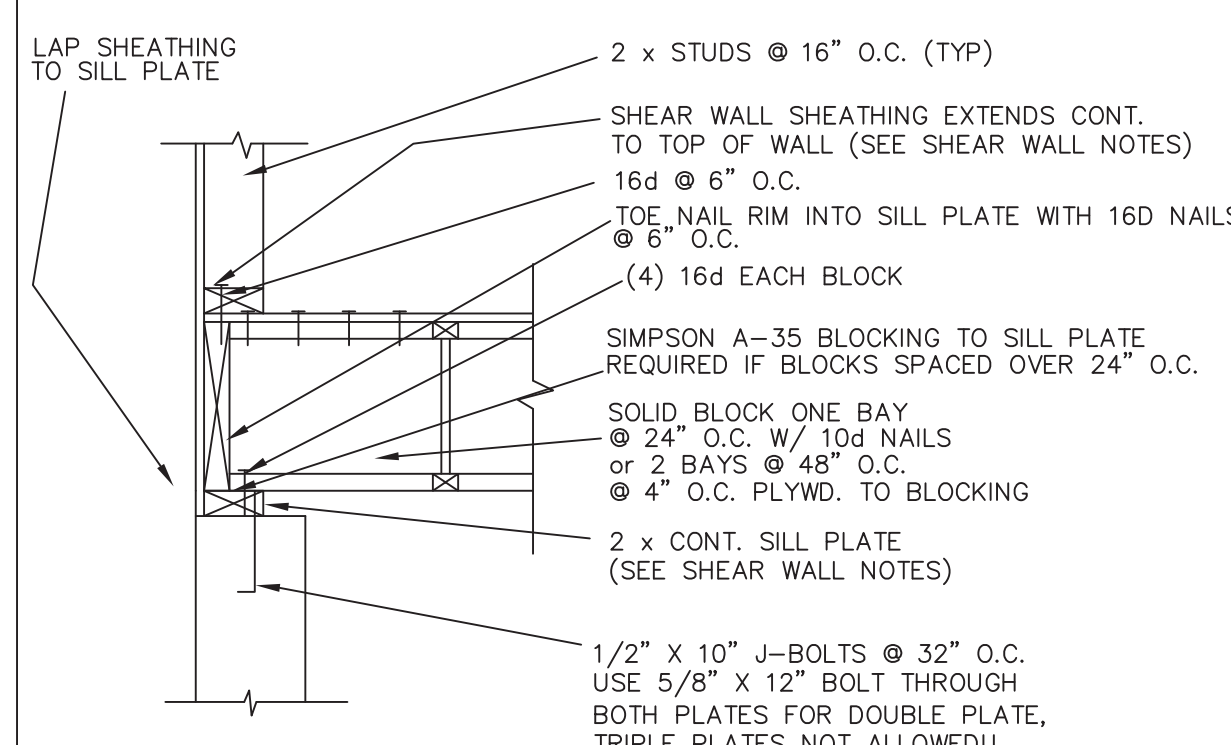
SD1



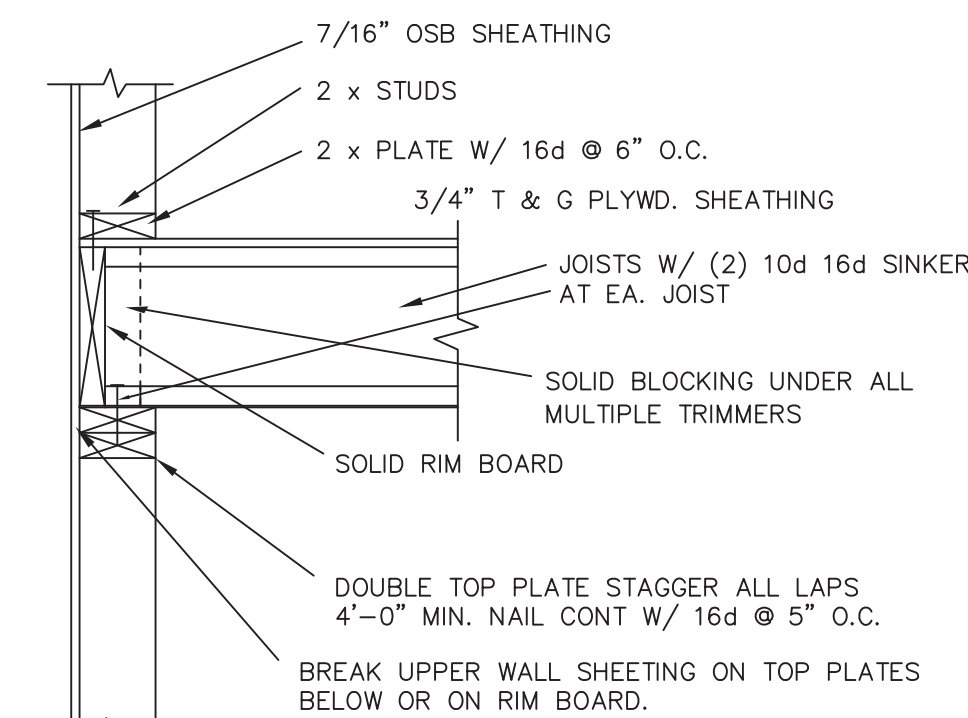
1 CANT. FLOOR FRAMING
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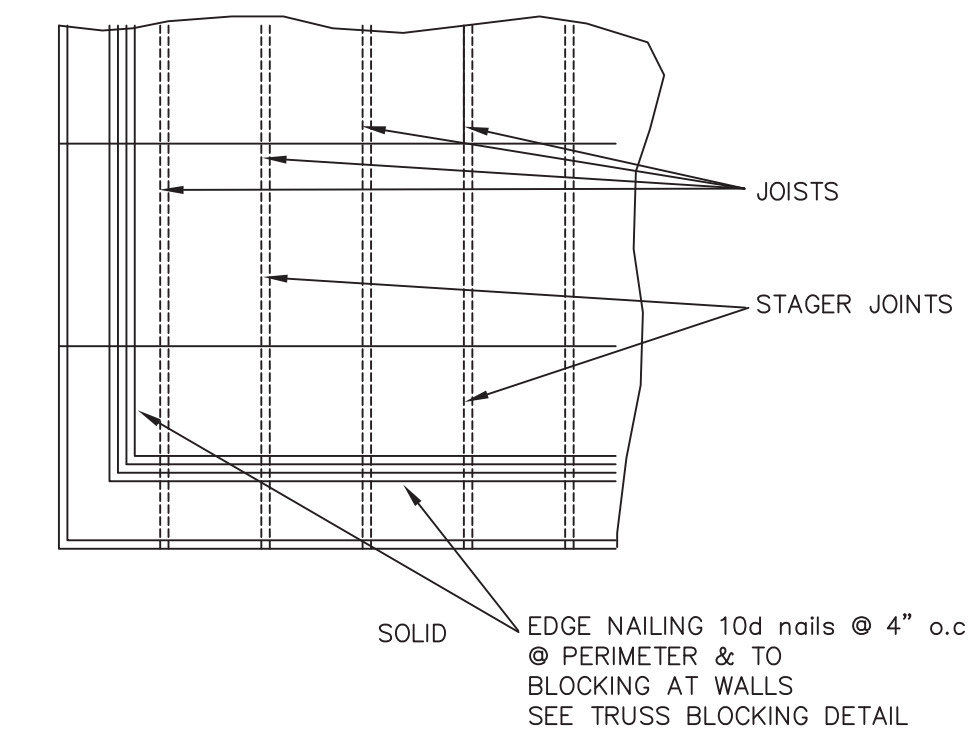
2 WOOD JOIST FRAMING
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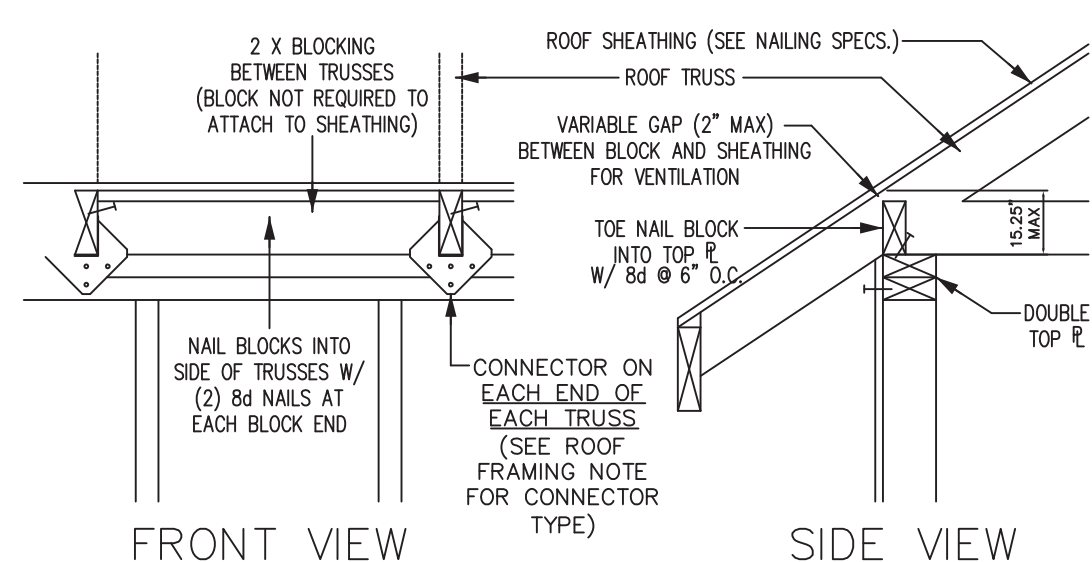
3 WOOD JOIST FRAMING
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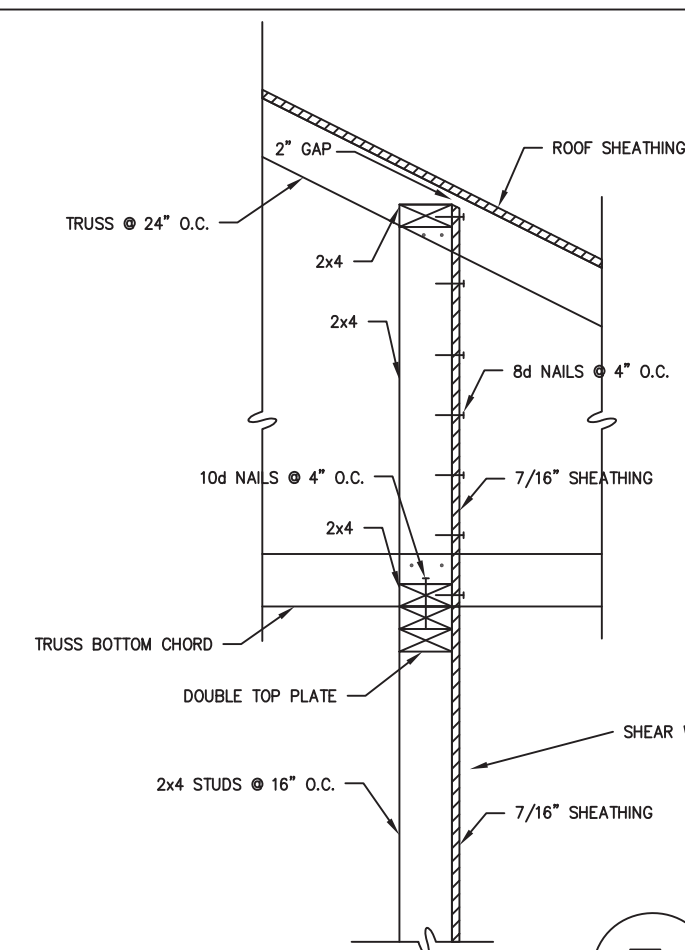
4 WOOD JOIST FRAMING
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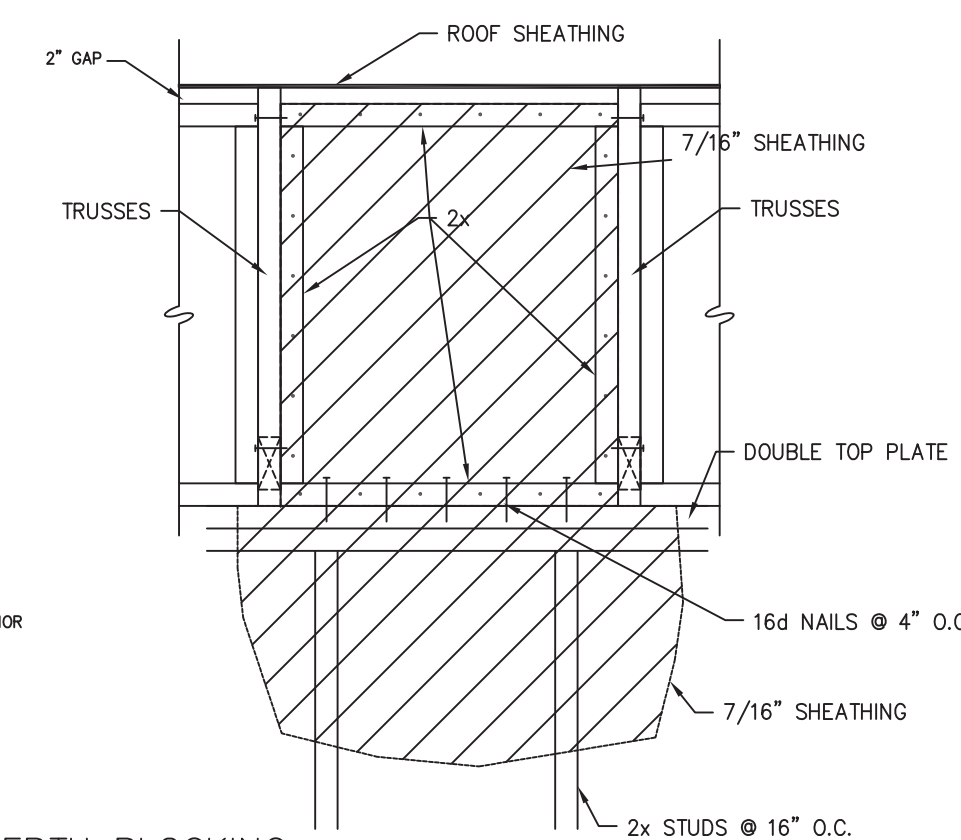
5 HORIZ. SHEATHING LAYOUT
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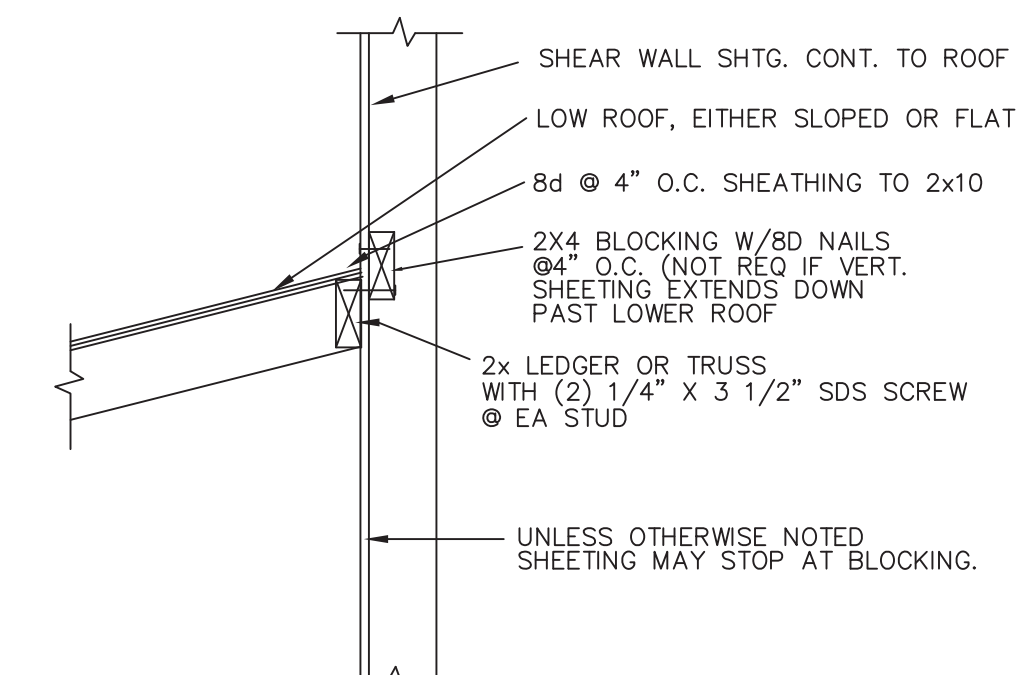
6 TRUSS BLOCK DETAIL
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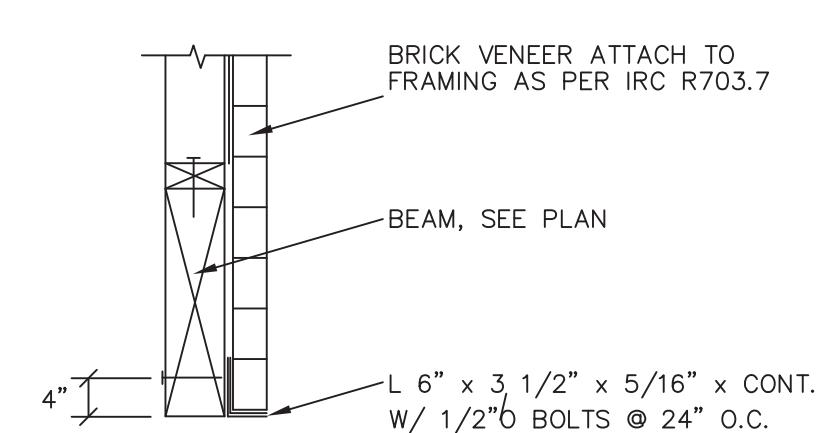
7 TRUSS DEPTH BLOCKING
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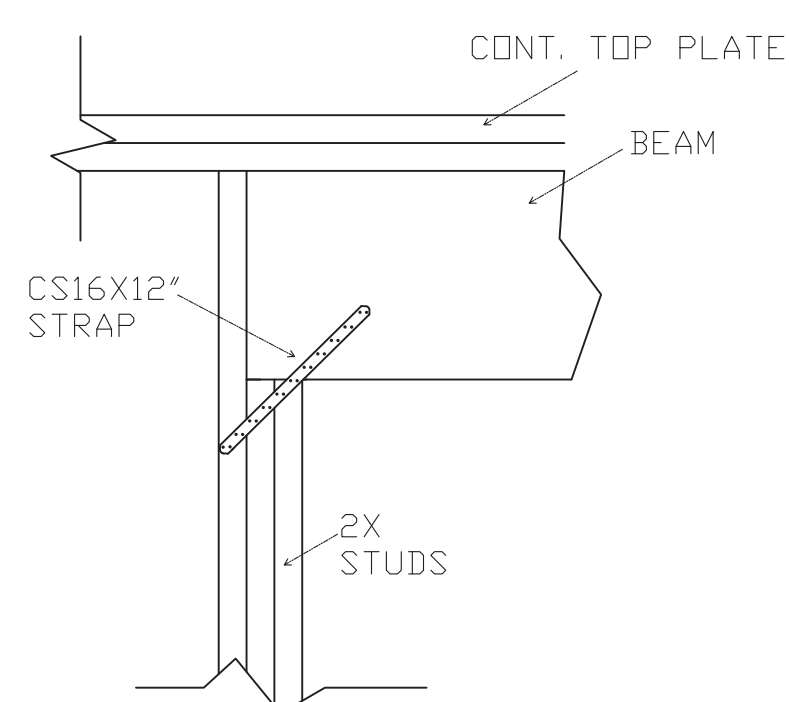
8 LOW ROOF SHEAR WALL
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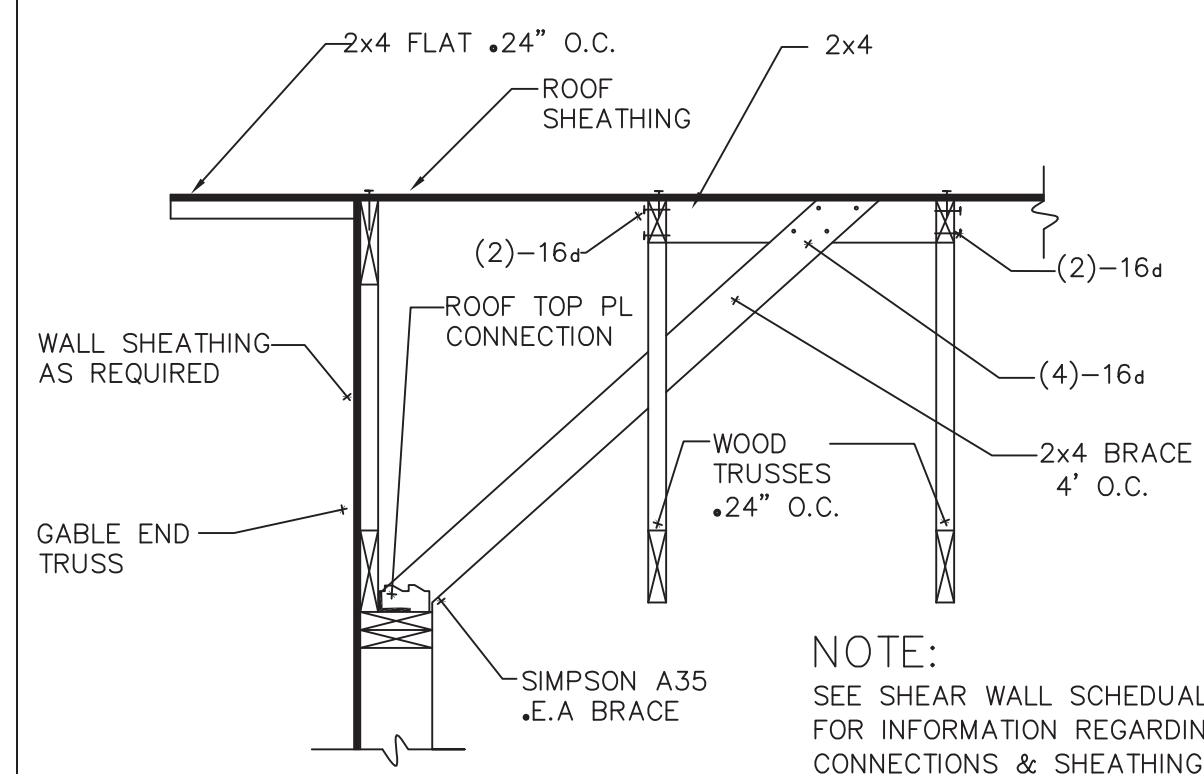
9 ROOF OVERBUILD
NTS



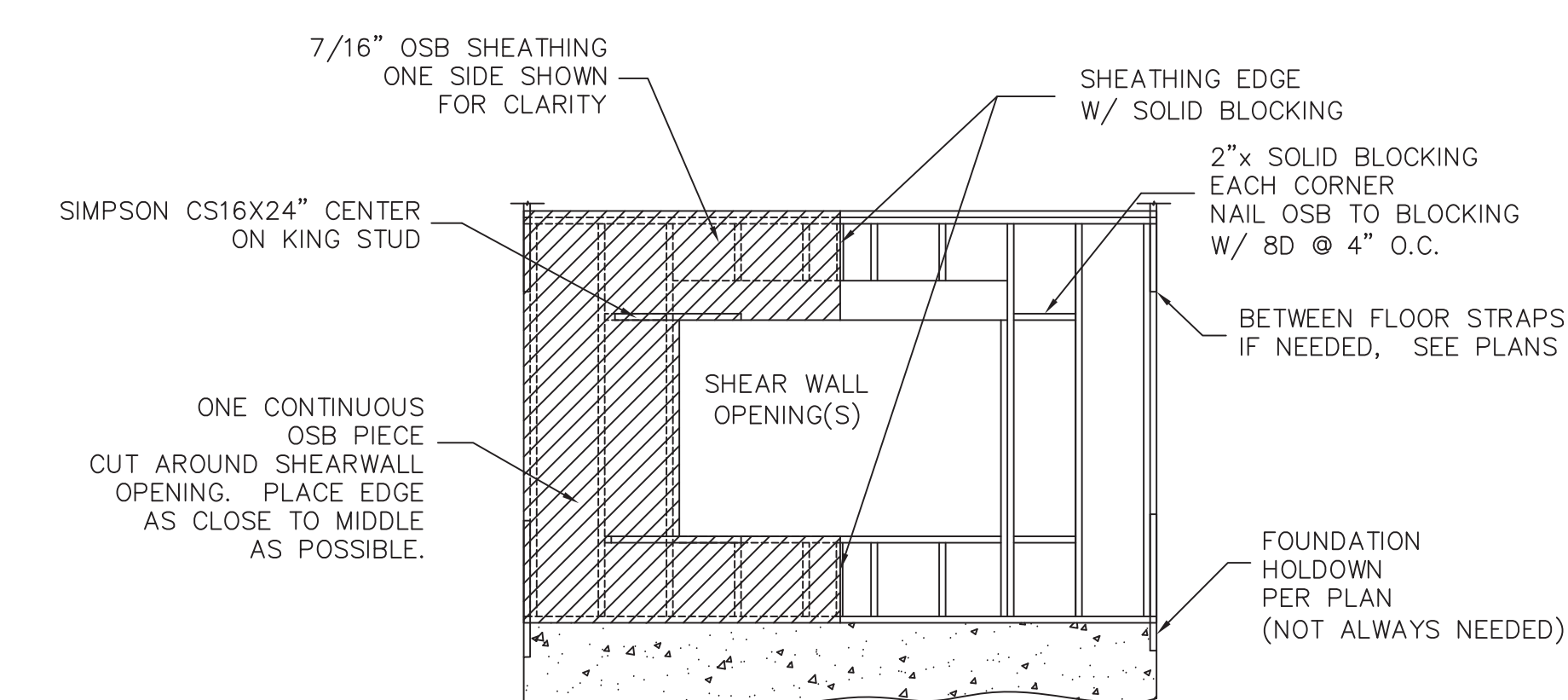
10 BRICK VENEER CONNECTION
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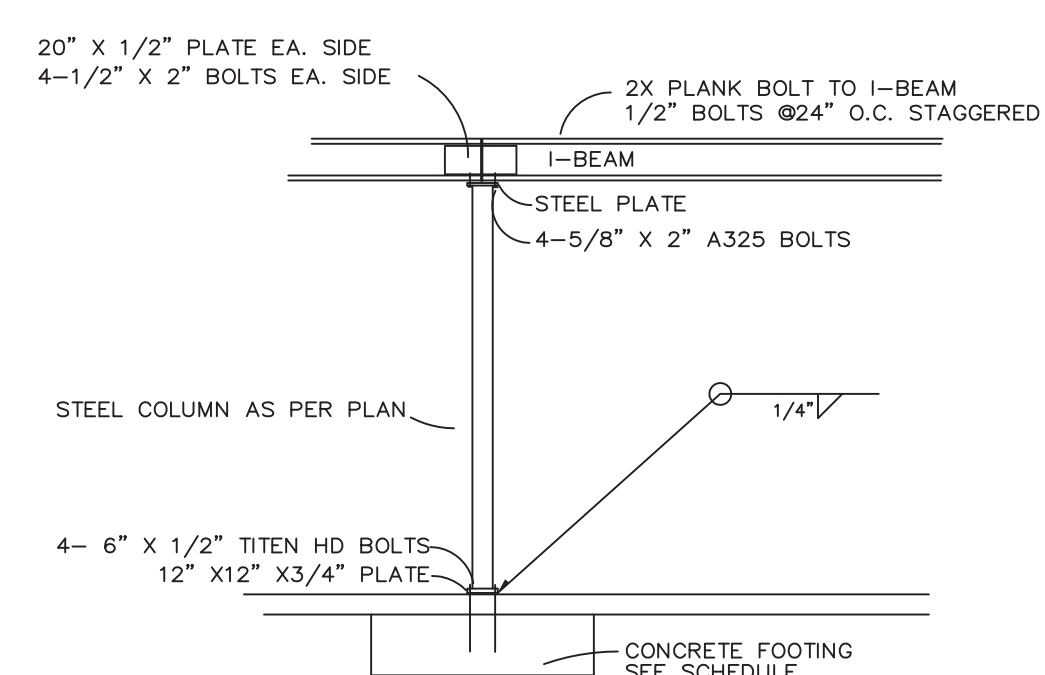
11 HEADER DETAIL
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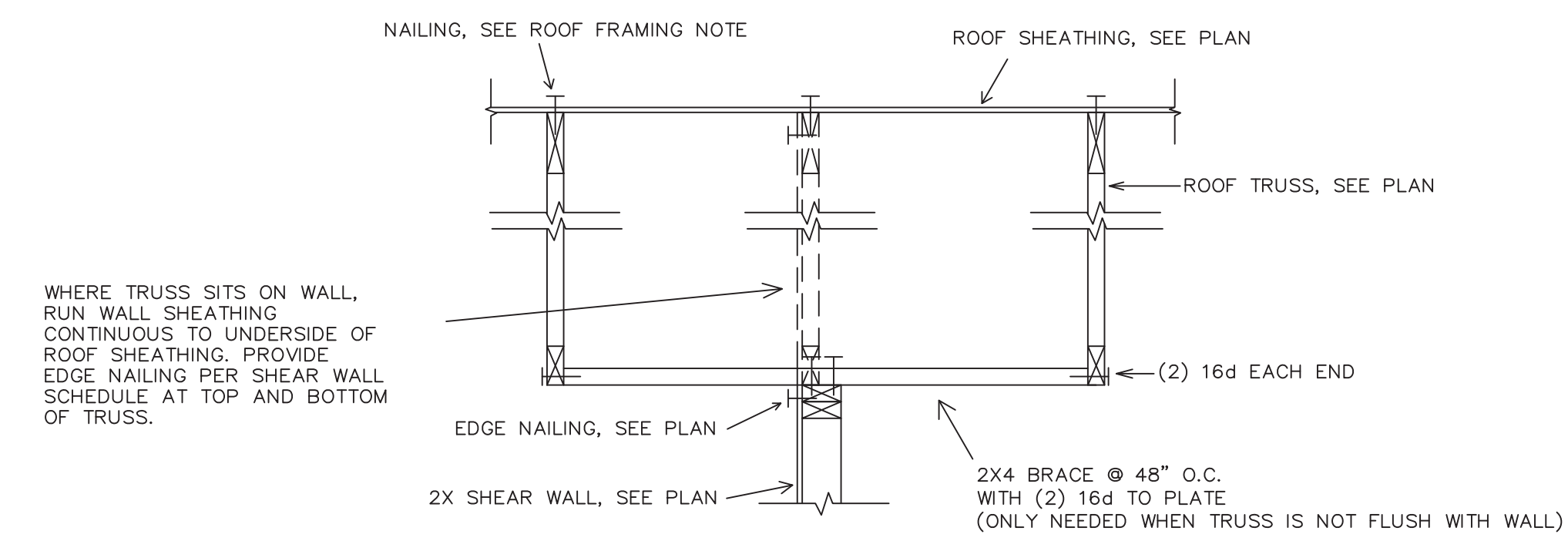
12 GABLE BRACE DETAIL
NTS



13 FORCE TRANSFER SHEAR WALL
NTS



14 I-BEAM / COLUMN
NTS



15 TRUSSES PARALLEL TO SHEAR WALL
NTS

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS



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SD2