

# **SQUARE FOOTAGES**

UNFINISHED SQUARE FOOTAGE		FINISHED SQL	FINISHED SQUARE FOOTAGE		TOTAL SQUARE FOOTAGE		GARAGE SLAB SQUARE FOOTAGE	
(1) BASEMENT UNFINIS	1,432.11	(2) MAIN FINISHED	1,929.51	1 - UNFINISHED	1,492.13	3 CAR GARAGE	1,025.11	
(1) COLD STORAGE	60.02		1,929.51 sq ft	2 - FINISHED	1,929.51		1,025.11 sq ft	
	1,492.13 sq ft				3,421.64 sq ft			

# **GENERAL NOTES**

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2015 INTERNATIONAL RESIDENTIAL CODE

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL

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# **CEILING HEIGHTS**

(4) BONUS CEILINGS	8.09'
(2) MAIN CEILINGS	9.09'
(1) BASEMENT CEILINGS	8.79'

SEWER/SEPTIC **SEWER** 

SCALE:

08/03/2017 REVISION:

CLIENT: RICH COMBE

PROJECT NAME: TEMPLATE PLAN A, ELEVATION B

I. DESIGN L.L.C. THEY MAY NOT BE USED OR DUPLICATED WITH OUT THE EXPRISTIC REPRESENTATIONS ONLY. AND WILL DIFFER FROM THE FINAL PRODUCT

2. (2) 2"x10" DF#2 OR BTR W/FILLER SHALL BE USED FOR ALL LOAD-BEARING WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON DRAWING. TIMBERSTRAND LSL HEADERS MAY BE SUBSTITUTED FOR THE (2) 2"x10" DF#2 OR BTR

3. (2) 1-3/4"x9-1/2" LVLs SHALL BE USED FOR ALL HEADERS SUPPORTING A GIRDER TRUSS UNLESS NOTED OTHERWISE ON DRAWING

4. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS

5. ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION

6. USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.

". USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.

8. THE CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IBC TABLE 2304.9.1.

9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2015 IRC

### MISC. PLAN NOTES

ANY CEILING FANS TO BE INSTALLED WITH LISTED BOX OR SEPARATELY SUPPORTED FROM FRAMING. 2015 1RC SECTION E4103.4

WATER RESISTANT GYPSUM BOARD USED IN ALL WET LOCATIONS. 2015 1RC SECTION

PROVIDE ATTIC ACCESS 22" X 30" WITH A SWITCHED LIGHT AT ATTIC SPACE. 30 MINIMUM CLEAR HEADROOM IN ATTIC SPACES SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING. 2015 1RC SECTION R807.1

PROVIDE FLOOR DRAIN IN LAUNDRY AND UTILITY ROOMS. 2015 1RC SECTION P2719.1

HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. THE REQUIRED HEIGHT SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE

AN 6 INCHES BELOW THE REQUIRED CEILING HEIGHT. 2015 IRC SECTION R305.1.1

2- CEILINGS IN BASEMENTS WITHOUT HABITABLE SPACES MAY PROJECT TO WITHIN 6'-8" 2015 IRC SECTION R806.2

OF THE FINISHED FLOOR; AND BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS MAY PROJECT WITHIN 6'-4" OF THE FINISHED FLOOR. 2015 IRC SECTION R305.1.2

3- NOT MORE THAN 50 % OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT. 2015 IRC SECTION

ALL UNFINISHED WALLS OVER 48" TO BE BRACED. 2015 IRC SECTION R602.10.4

WATER RESISTANT GYPSUM BOARD (GREEN BOARD) SHALL NOT BE INSTALLED OVER A

PROVIDE 30" MINIMUM WIDTH AND 24" CLEARANCE IN FRONT OF TOILET.

# OCCUPANCY SEPERATION NOTES:

THE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE R3 (RESIDENCE) AND THE U (ATTACHED GARAGE OR CARPORT) MAY BE LIMITED TO MATERIALS APPROVED FOR ONE

IF LIVING SPACE IS ABOVE THE GARAGE, PROVIDE 5/8 INCH GYPSUM BOARD ON CEILING

A SELF CLOSING TIGHT FITTING SOLID WOOD DOOR 1-3/8 INCHES IN THICKNESS WILL BE INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN ALL AREAS PERMITTED IN LIEU OF A 20 MINUTE FIRE ASSEMBLY BETWEEN THE R3 AND U

PROVIDE 5/8 INCH TYPE X GYPSUM BOARD ON ALL WALLS AND CEILING OF GARAGE

OCCUPANCY SEPERATION SHALL BE VERTICAL (WALLS FROM FLOOR TO UNDERSIDE OF ROOF SHEATHING) OR HORIZONTAL (CEILING OR FLOOR ABOVE) OR BOTH. WHERE HORIZONTAL, THE STRUCTURAL MEMBERS SUPPORTING THE SEPARATION SHALL BE PROTECTED BY FIRE RESITIVE CONSTRUCTION. NAILING SHALL BE 6 INCHES O.C. FOR THE CEILING AND 7 INCHES O.C. FOR THE WALLS.

OUTLET BOXES OF OPPOSITE SIDES OF FIRE-RATED WALLS SHALL BE SEPARATED BY A

PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALL MUST BE MADE WITH METAL PIPING. THIS INCLUDES WASTE LINES, VACCUUM LINES ETC. AN APPROVED FIRE STOP

ATTIC DOORS LOCATED IN GARAGES SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTRUCTION, BE HINGED, AND HAVE A POSITIVE LATCH. THE ATTIC DOOR SHALL BE SELF CLOSING

### LIGHT & VENTILATION NOTES:

LESS THAN 8 % OF THE FLOOR AREA OF SUCH ROOMS NATURAL VENTIL ATION SHALL BE THROUGH WINDOWS, DOORS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 % OF THE FLOOR AREA BEING VENTILATED. 2015 UNDER HABITABLE SPACE TO BE 5/8"

1- THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED, MOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, IN ALL BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDE FURNACE ROOMS, AND IN UNFINISHED BASEMENTS. CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION, SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE PER OCCUPANT ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. 2015 IRC SECTION R303.1.1

2- THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION ONE ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED. CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.  $\underline{2015\ \text{IRC}\ \text{SECTION}\ \text{R3}03.1.2}$ 

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS. SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOW OF NOT LESS THAN THREE SQUARE FEET, ONE -HALF OF WHICH MUST BE OPENABLE. 2015 IRC SECTION 303.3

THE GLAZED AREA SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES DOORS OTHER THAN WARDROBE DOORS SHALL BE IMPACT RESISTANT. 2015 IRC SHALL BE 50 CEM FOR INTERMITTENT VENTILATION OR 20 CEM FOR CONTINUOUS ITILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. 2015 IRC SECTION R303.3.1

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE-RATED DOORS. 2015 IRC

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE 2015 IRC SECTION R308.4.5 PROTECTED BY INSTALLATION OF MATERIALS APPROVE FOR ONE-HOUR FIRE-RESIS UTAH STATE AMENDMENT TO 2015 IRC SECTION R309.2

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR PLOWING CONDITIONS. EACH SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. 2015 IRC SECTION R806.1

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE SPACE

1- BEAMS AND GIRDERS SPACED NOT LESS THAN 4 FEET O.C. MAY PROJECT NOT MORE VENTILATED, EXCEPT THAT THE AREA BE 1/300 PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATED AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE OF THE GLAZING. 2015 IRC SECTION R308.4.6 TO BE VENTILATED, AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS

## PLUMBING NOTES:

ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, ETC.) AREA OF NOT LESS THAN 8 WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE PROVIDED WITH A FULL SIZE DRAIN WHICH SHALL EXTEND TO A FLOOR DRAIN.

NO WATER HEATER WHICH DEPENDS ON THE COMBOS ITOM OF FOEL FOR FIELD STALLED ANY CEILING FANS TO BE INSTALLED BOX OR SEPARATELY SUPPORTED FROM STALLED IN ANY ROOM USED OR DESIGNED TO BE USED FOR SLEEPING PURPOSES, BATHROOMS, CLOSETS, OR IN ANY CLOSET OF OTHERWISE CONFINED SPACE OPENING ELECTRICAL SERVICES SHEED AND CLOSETS OF THE COMPANY OF THE COMPAN NO WATER HEATER WHICH DEPENDS ON THE COMBUSTION OF FUEL FOR HEAT SHALL BE INTO ANY BATH OR BEDROOM

> NO WATER PIPING DRAINAGE TRAPS SHALL BE PLACED IN WALLS WHICH ARE EXPOSED TO OUTSIDE AIR. THIS INCLUDES, BUT IS NOT LMITED TO, UNHEATED GARAGES AND

PLUMBING VENTS SHALL TERMINATE AT LEAST 2' ABOVE OR 10'-0" AWAY FROM OPEN ABLE WINDOW OR AIR INTAKE OPENING.

WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL

PROVIDE AN EXPANSION TANK FOR CULINARY WTAER SYSTEM AS REQUIRED BY

PROVIDE NON-FREEZE TYPE BACK FLOW PREVENTER HOSE BIBS

BJECT TO FREEZING. EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, AND FXTERIOR WALLS.

EVERY GAS OUTLET SHALL HAVE AN INDIVIDUAL SHUT-OFF VALVE. THE SHUT-OFF VALVE SHALL BE IN THE SAME ROOM AS THE APPLIANCE SERVED, OUTSIDE THE FIREBOX, AND WITHIN 6'-0" OF THE APPLIANCE SERVED.

CONCEALED SLIP JOINT FIXTURE CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL TO THE UTILITY AREA WHICH HAS A MINIMUM DIMENSION OF 12". THE ACCESS PANEL IS NOT REQUIRED WHEN THE JOINTS ARE MADE BY SCREWING, SOLERING, OR SOLVENT CEMENTING TO MAKE A SOLID CONNECTION.

ALL PLUMBING VENTS THROUGH THE ROOF TO A MINIMUM OF 3" PIPE. 2015 IRC SECTION P3103.2

## FIRE SAFETY NOTES:

ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT. ALL BEAMS AND STRUCTURAL MEMBERS SHALL BE PROTECTED WITH 5/8 INCH GYPSUM BOARD. AN ACCESS OPENING OF 18" X 24" SHALL BE PROVIDED TO THE UNDER-FLOOR SPACE

PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8 INCH GYPSUM BOARD

GARGE TO HOUSE MAN DOOR TO BE A MINIMUM 20 MINUTE FIRE DOOR

REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP, ALL DETECTORS SHALL BE WIRED "I SERIES" SO THAT THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS.

FIREBLOCK WALLS AT ALL STAIR STRINGERS.

PROVIDE FIREBLOCKING AT ALL STUD CAVITIES THAT ARE GREATER 8'-0".

ALL GLAZING IN INGRESS AND EGRESS DOORS SHALL BE IMPACT RESISTANT. EXCEPT WHEN A 3'0" SPHERE WILL NOT PASS THROUGH THE OPENING. 2015 IRC TABLE R308.3

ALL GLAZING IN FIXED OR SLIDING PANELS, SLIDING DOOR ASSEMBLIES OR SWINGING

ALL GLAZING IN DOORS AND ENCLOSURES FOR BATH TURS, SHOWERS, HOT, TURS SAUNAS, WHIRLPOOLS AND STEAM ROOMS SHALL BE IMPACT RESISTANT. GLAZING IN ANY PORTION OF THE BUILDING WALL ENCLOSING THE COMPARTMENTS WHERE THE PROVIDED TO THE CODE OFFICIAL, THE MAXIMUM LENGTH OF THE EXHAUST DUCT, BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE STANDING SURFACE AND DRAIN INLET SHALL BE IMPACT RESISTANT. 2015 IRC SECTION R308.4.4

ALL GLAZING IN 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 GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS, SHALL BE OF THE GLAZING IS WITHIN 60" OF THE WALKING SURFACE SHALL BE IMPACT RESISTANT. INSTALLED WITH PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES AT LEAST 18"

ALL GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN IN THE OTHER TWO PREVIOUS NOTES SHALL BE IMPACT RESISTANT WHEN IT MEETS ALL THE OBTAINED FROM OUTSIDE OF THE SEALED THERMAL ENVELOPE. IN BUILDINGS OF

- 6.1. EXPOSED AREA OF INDIVIDUAL PANE IS NOT GREATER THAN 9. SQUARE FEET
- 6.2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR
   6.3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR
- 6.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" HORIZONTALLY OF THE PLACE

GLAZING IN WALLS ENCLOSING STAIRWAYS, LANDINGS OR WITHIN 5'0" OF THE BOTTOM AND TOP STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABO THE WALKING SURFACE SHALL BE IMPACT RESISTANT. 2015 IRC SECTION R308.4.9

# UNDERGROUND ELECTRICAL SERVICES SHALL BE INSTALLED IN 2" RIGID RISER WITH 2"

OVERHEAD ELECTRICAL SERVICES SHALL BE INSTALLED IN MINIMUM 2" RIGID STEEL THERE IS TO BE A METTALIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE.

AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SECTION 250-50 (C)

# ALL BATHROOM OUTLETS ARE FAULT PROTECTED

RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED FOOTING & FOUNDATION NOTES: BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) 2015 IRC 210-12 (B) ALL BRANCH CIRCUITS THAT SUPPLY 125- VOLT. SINGLE PHASE 15- AND 20- AMPERE

ALL 125- VOLT, SINGLE PHASE, 15- & 20- AMPERE RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRIPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR SINKS. 2015 IRC SECTION E3802

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, IN FURNACE ROOMS, AND IN UNFINISHED BASEMENTS.

BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP, ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THAT THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS.

ALL FLCTRICAL RECEPTICLES AND SWITCHES SHALL BE AT LEAST 18 INCHES ABOVE THE FLOOR, IN THE GARAGE, OR IN ANY ROOM WITH ACCESS ONLY FROM THE GARAGE. 2015
5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF THE MODIFIED PROCTOR LOCATIONS OF PROPOSED FOOTINGS, CONCRETE SLABS, AND ASPHALT PAVING

A CLEAR WORK AREA AT LEAST36 INCHES WIDE & 30 INCHES DEEP SHALL EXIST IN FRONT 6. FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND ENGINEER. THE POWER PANEL. 2015 IRC SECTION E3305

KITCHEN COUNTER TOPS SHALL HAVE SMALL APPLIANCES BRANCH CIRCUT ELECTRICAL 7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL RECEPTACLES ON ALL COUNTERS WHICH ARE 12" OR WIDER ALONG THE CENTER LINE OF INSTALLATIONS.

AND PENINSULAR COUNTERS SHALL HAVE AT LEAST ONE SUCH RECEPTACLE THAN IS NO PLACED UNDER AN OVERHANG THAT IS IN EXCESS OF 6" IN FRONT OF TOILET READ AND MEETS THE MINIMUM EDGE DISTANCE.

ELECTRICAL RECEPTACLES SHALL BE INSTALLED IN FINISHED HABITABLE ROOMS SO THAT ALL WALLS WHICH ARE 2' OR MORE IN LENGTH SHALL HAVE ELECTRICAL RECEPTACLES SPACED WITHIN 6' OF ALL OPENINGS AND NOT MORE THAN 12' APART

ALL OUTLETS TO BE TAMPER PROOF 2015 IRC.

## CRAWL SPACE NOTES:

SEE IRC SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL IPMENT IS LOCATED UNDER FLOORS. 2015 IRC SECTION R048.3

THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT OR CELLAR) SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE 36" ABOVE THE FLOOR THROUGH THIS DAM TO ALLOW FOR DRAINAGE OF SURFACE LESS THAN 1 TO 150 OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING WATER. SHALL BE WITHIN 3 FEET OF EACH CORNER OF SAID BUILDING. 2015 IRC SECTION R408.1

CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S 3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING. 2015 IRC SECTION G2437.1 (613.1)

FEET FROM THE DRYER LOCATION TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH ALL EXTERIOR DOORS SHALL HAVE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR OF THE DUCT SHALL BE REDUCED 2 EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND. 2015 IRC SECTION G2437.5.1 (613.6.1)

APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS WHERE THEY MAY BE SUBJECT TO DAMAGE SHALL BE SUITABLY GUARDED AGAINST SUCH DAMAGE. 2015 IRC SECTION M1307.3.1

AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SUCH DRYER ARE INCLUDING ANY TRANSITION DUCT, SHALL BE PERMITTED TO BE IN ACCORDANCE WITH
THE DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS. 2015 IRC SECTION

ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR
OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS THE DRYER MANUFACTURERS INSTALLATION INSTRUCTIONS. 2015 IRC SECTION G2437.5.1.1 (613.6.1.1)

ABOVE THE FLOOR LEVEL. 2015 IRC SECTION M1307.3

ORDINARY TIGHTNESS, INSOFAR AS INFILTRATION IS, CONCERNED, ALL, OR A PORTION OF R310.2. 2015 IRC SECTION R310.1. THE COMBUSTION AIR FOR FUEL-BURNING APPLIANCES MAY BE OBTAINED FROM INFILTRATION WHEN THE ROOM OR SPACE HAS A VOLUME OF 50 CUBIC FEET PER 1000 BTU/H INPUT. 2015 IRC SECTION M1701.1.1

WHERE COMMUNICATING WITH THE OUTDOORS BY MEANS OF A SINGLE  $\,$  OPENING OR  $\,$ DUCT, THE OPENING OR DUCT SHALL HAVE A FREE AREA OF 1 AT LEAST 1 SQUARE INCH OR TOOLS. PER 3000 BTU/H OF TOTAL INPUT RATING OF 2 ALL APPLIANCES WITHIN THE SPACE, BUT NOT SMALLER THAN THE VENT FLOW AREA. A DUCT SHALL BE OF THE SAME MINIMUM ECROSS-SECTIONAL AREA AS THE REQUIRED FREE AREA OF THE OPENING TO WHICH IT CONNECTS. THE MINIMUM CROSS-SECTIONAL DIMENSION OF A RECTANGULAR AIR DUCT SHALL BE 3 INCHES. 2015 IRC SECTION M1703.3.1

APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT, OR SIMILAR SPACE RIGID ELBOW ATTACHED TO A 2" PVC ELECTRICAL DUCT TO WITHIN 1" OF PEDESTAL AND THE LARGEST APPLIANCE IN THE SPACE, PROVIDED THAT A LEVEL SERVICE SPACE OF NOWITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. 2015 IRC
SPACE IN FRONT OF NOT LESS THAN 30", IS SECTION BURIED A MINIMUM OF 18" DEEP. LESS THAN 30" DEEP AND HEIGHT OF THE APPLIANCE, BUT NOT LESS THAN 30", IS SECTION R310.2 PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN. 2015 IRC CESTION M1305.1.2

> FUEL-BURNING APPLIANCES SHALL BE VENTED TO THE OUTSIDE IN ACCORDANCE WITH. WHEN THE DRIVEWAY IS USED AS PART OF THE EGRESS SYSTEM, IT IS. CONSIDERED AN THEIR LISTING AND LABELAND MANUFACTURER'S INSTALLATION INSTRUCTIONS EXCEPTENT RAMP. RAMPS HAVING A STEEPER SLOPE THAN 1 VERTICAL TO 12 HORIZONTAL
>
> APPLIANCES LISTED AND LABELED FOR UNVENTED USE. VENTING SYSTEMS SHALL
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> SHALL HAVE HANDRAILS AS REQUIRED FOR STAIRWAYS EXCEPT THAT INTERMEDIATE
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> SHALL HAVE HANDRAILS AS REQUIRED FOR STAIRWAYS EXCEPT THAT INTERMEDIATE CONSIST OF APPROVED CHIMNEYS OR VENTS, OR VENTING ASSEMBLIES THAT ARE INTEGRAL PARTS OF LABELLED APPLIANCES. 2015 IRC SECTION M1801.1

1. THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN VERTICAL. THE DESIGN CRITERIA. IT IS THE RESPONISBILITY OF THE HOME OWNER TO VERIEY THE BEARING PRESSURE. ANY ANOMALOUS SOIL BEARING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION.

30", OR LOCAL FROST DEPTH, BELOW THE FINISHED GRADE

THAT SOIL MOISTURE CONTENT MEETS THE IRC REQUIREMENTS. 4 ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT

TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING. DRY DENSITY TO REDUCE SETTLING OF FILL.

PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE
OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. 2015 IRC
SECTION M1307.3

## FLOOR SHEATHING NOTES

IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING OF EQUIPMENT OVER THE CONCRETE WITHOUT BREAKING IT. AT LEAST A 4 INCH IN DIAMETER PIPE IS TO BE PLACED IN THE GUTTER EXPOSED TOP EDGE IS GREATER THAN

TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD NAILED W/ 8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

2. SOLID JOIST BLOCKING REQUIRED AT ALL BEARING POINTS

THE EXTERIOR LANDING SHALL NOT BE MORE THAN 8" LOWER THAN THE FLOOR LEVEL PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING. 2015 IRC SECTION R312.1.2

WHEN A DOOR SWINGS OVER A LANDING OR FLOOR, THE LANDING OR FLOOR SHALL NOT BE MORE THAN 1.5" BELOW THE THE THRESHOLD OF THE DOOR, AND THE LANDING OR FLOOR SHALL BE AT LEAST 36" IN LENGTH. 2015 IRC SECTIONS R312.1.2; 1- WHERE THE MAKE AND MODEL OF THE CLOTHES DRYER TO BE INSTALLED IS KNOWN R312.2

BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44\* ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE
HEATING AND COOLING EQUIPMENT LOCATED IN THE GARAGE AND WHICH GENERATE A ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE. THE BULKHEAD ENCLOSURE SHALL COMPLY WITH IRC SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM THE INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH IRC SECTION

> 1.1. THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT. 1.2. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". 1.3. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". 1.4. THE EMERGENCY AND ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS

2.1. THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL

VINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY
MEASURING NOT LESS THAN 24" WIDE AND LARGE ENOUGH TO ALLOW REMOVAL OF
THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET

HALLWAYS SHALL NOT HAVE LESS THAN 36" FINISHED WIDTH. 2015 IRC SECTION R311.4

RAILS ARE NOT REQUIRED. 2015 IRC SECTION R313.2

## **EXCAVATION NOTES**

SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW, THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USUABLE WITH THE WINDOW IN THE FULLY-OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R314 AND R315. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED 3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND NOT MORE THAN 18 INCHES O.C. VERTICALLY TO THE FULL HEIGHT OF THE WINDOW WELL. 2015 IRC SECTION R310.2.1

> SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL

ALL ORGANIC MATERIALS SUCH AS RUBBISH, ETC. SHALL BE REMOVED FROM BENEATH

ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL UNLESS APPROVED BY BOTTOM OF ALL FOOTINGS SHALL BE NOT LESS THAN 30" BELOW THE FINISHED GRADE

FINISH GRADING SHALL BE DONE AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL

A MINIMUM SLOPE OF TWO PERCENT SHALL BE MAINTAINED FOR THE FIRST TEN FEET WITH ONE PERCENT THEREAFTER TO PROVIDE DRINAGE AREA.

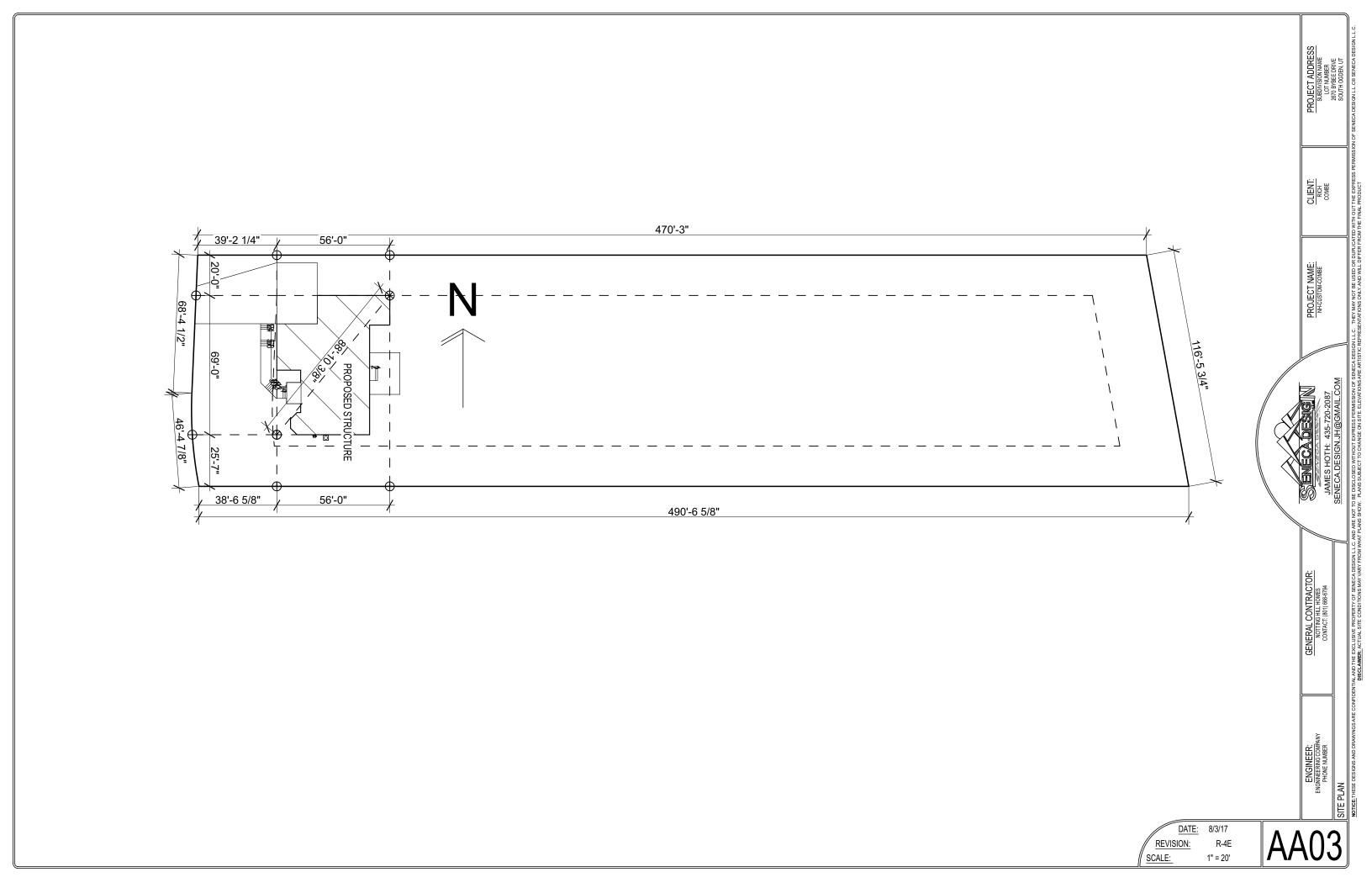
THE TOP OF ALL FOOTINGS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES

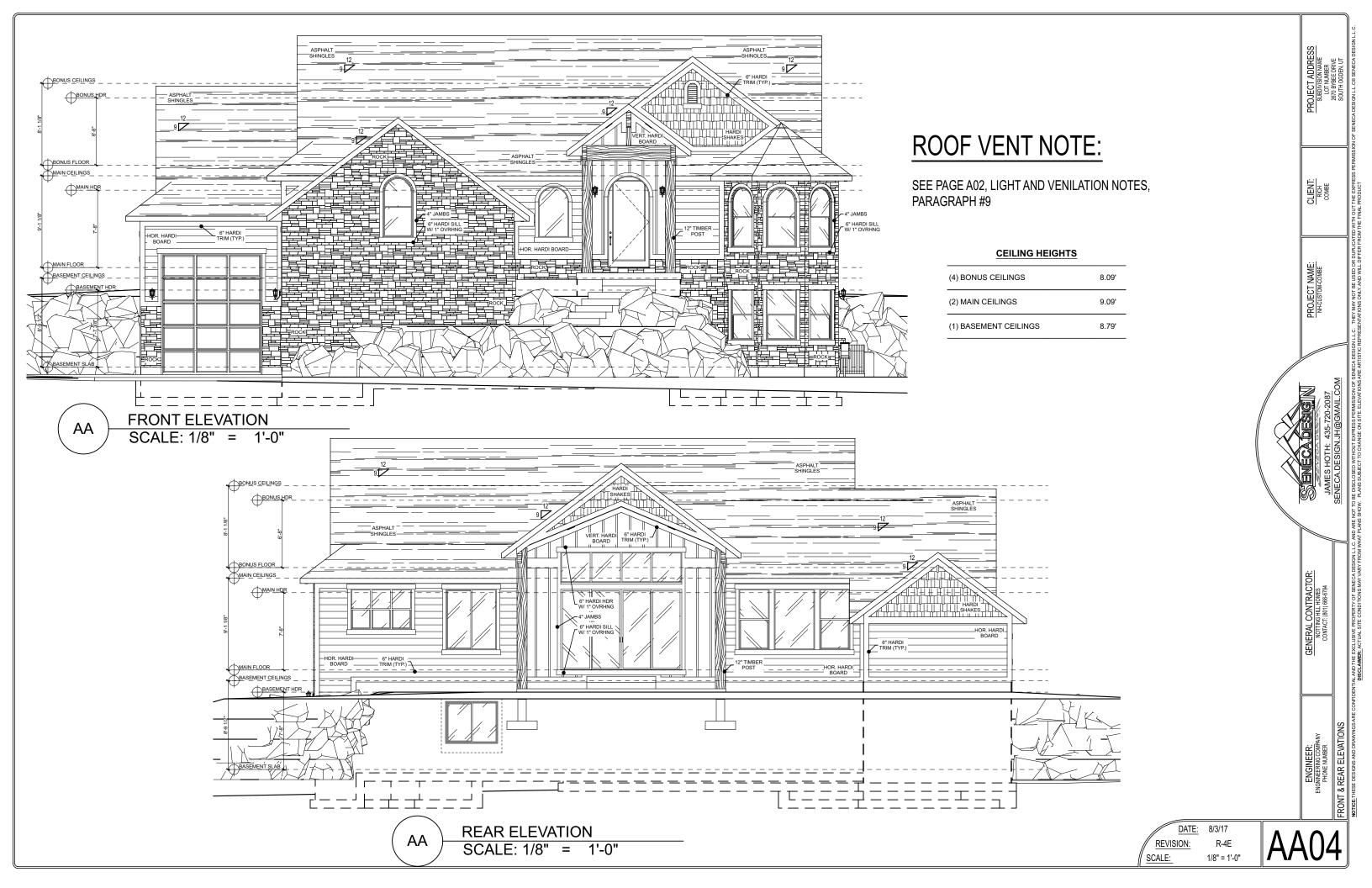
DATE: 8/3/17 R-4E REVISION:

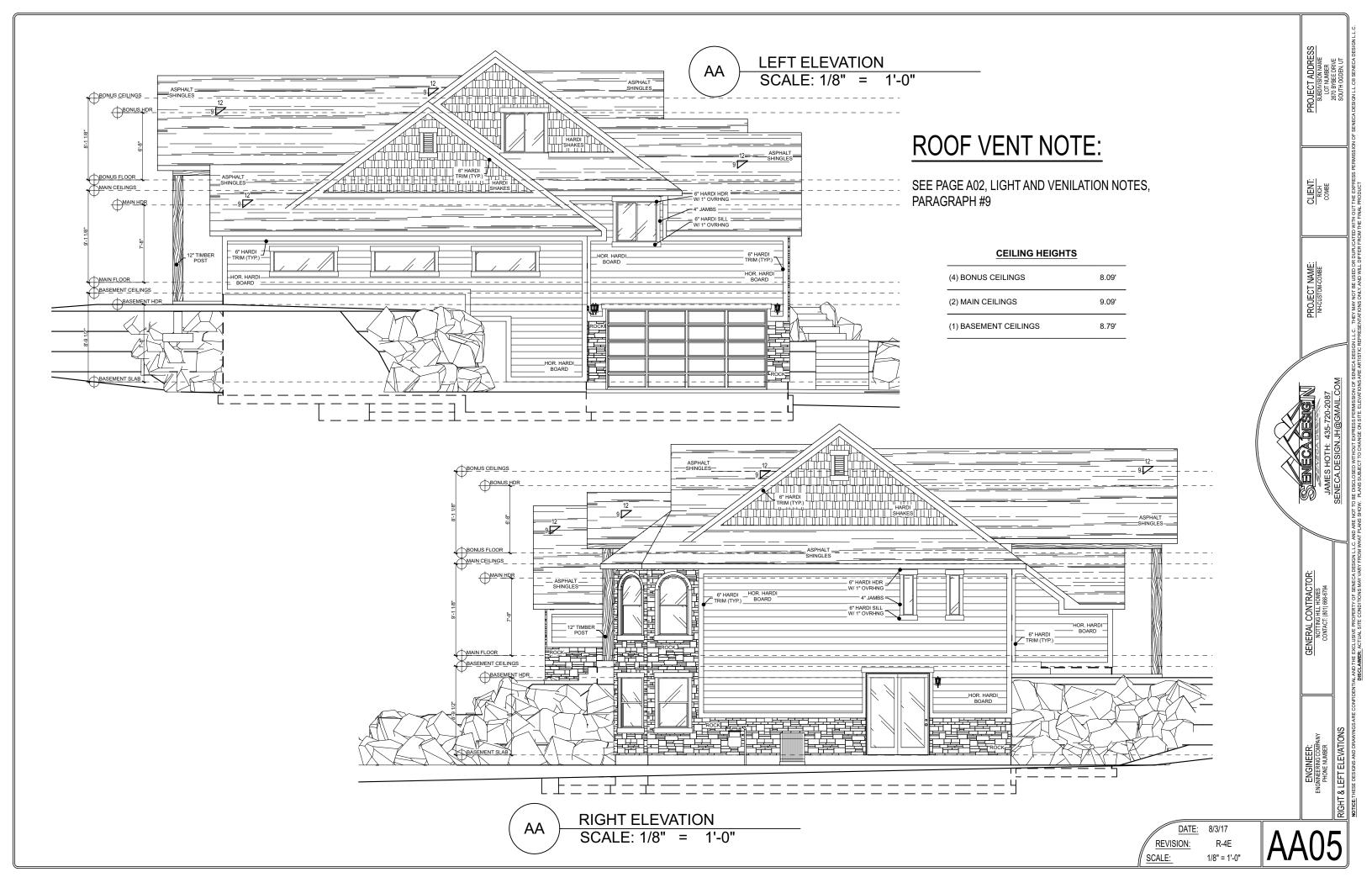
CLIENT: RICH COMBE

PROJECT NAME

THEY MAY NOT BE USED OR DUPLIC INTATIONS ONLY. AND WILL DIFFER I







ALL FOUNDATION WALLS ARE FND8 U.N.O.
ALL CONTINUOUS FOUNDATION WALL FOOTINGS ARE FC20 U.N.O.
ALL CONTINUOUS INTERIOR FOOTINGS ARE FC18 U.N.O.

30"	MINIMUM FROST DEPTH
6"	MINIMUM FINISH GRADE TO TOP OF FOUND.

FOOTING SCHEDULE							
SPEC	CONTINUOUS S	ECTION SIZE	REINFORCME	NT			
	DEPTH	WIDTH	CONTINUOUS	TRAVERSE			
FC18	10"	18"	(2) #4	NONE			
FC20	10"	20"	(2) #4 NONE				
FC60	10"	60"	(5) #4 SEE DETAIL 34				
FC66	10"	66"	(6) #4 SEE DETAIL 33				
SPEC SPOT SIZE, 10" DEPTH		REINFORCMENT					
	LENGTH	WIDTH	LONGWISE	SHORTWISE			
FS36	36"	36"	(4) #4	(4) #4			

- 1. PROVIDE REINF. STEEL 3" FROM BOTTOM OF FOOTINGS. 2. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP

- 2. PROVIDE CON1. BENT STEEL AROUND CORNERS AND LAP WALL STEEL 24\* MIN.
  3. PROVIDE A 24\* MIN. LAP FOR ALL STEEL.
  4. FOOTINGS NEED NOT BE CONTINUOUS THRU FOUNDATION STEPS U.NO.
  5. SCHEDULE SHOWN APPLICABLE TO APPLIED PLAN ONLY.
  6. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS: PROVIDE "HOOKED" VERTICAL REINFORCEMENT EMBEDDED IN FROVIDE HOUSED VERTICAL REINFORCEMENT EMBEDDED IN FOOTING 8" AND EXTENDING OUT OF FOOTING 24" TO LAP FOUNDATION WALL REINFORCEMENT. VERTICAL EMBEDDED REINFORCEMENT TO MATCH FOUNDATION WALL VERTICAL SPACING

l	PIER SCHEDULE						
I	SPEC	CONTINU	JOUS SECTION SIZE	REINFORCM	ENT		
I		DIA.	SQUARE OPTION	VERTICAL	TIES		
ſ	P12	12"	12" X 12" MIN.	(4) #4	#3 @ 12" O.C.		

 EMBED VERTICAL REINFORCMENT INTO PIER FOOTING 5" MIN. ALL VERTICAL REINFORCMENT WITH TIES:
 TIES SHALL WRAP THE OUTSIDE OF VERTICAL REINFORCEMENT ONCE AND WITH EACH END WRAPPING WITH A 270 DEGREE BEND AND TERMINATING ON THE SAME VERTICAL BAR.

FOUNDATION WALL SCHEDULE							
SPEC	DESCRIPTIO	N					
FND8 8" THICK CONTINUOUS (TYPICAL U.N.O.)							
HEIGHTS	HTS REINFORCMENT (O.C.) OPENING LINTELS						
	VERTICAL	HORIZONTAL	MAX SPAN	MIN DEPTH			
2'-0"	#4 @ 32"	(2) #4	2'-0"	6"			
3'-0"	#4 @ 32"	(3) #4	2'-0"	6"			
4'-0"	#4 @ 24"	(4) #4	3'-0"	6"			
6'-0"	#4 @ 24"	(5) #4	3'-0"	6"			
8'-0"	#4 @ 24"	(6) #4	6'-0"	12"			
9'-0"	#4 @ 16"	(7) #4	6'-0"	12"			

- 1. PROVIDE REINF, STEEL WITHIN 4" OF TOP & BOTTOM OF WALL AND WITHIN 2" OF OPENINGS.

  2. PROVIDE (2) #4 ABOVE OPENINGS, AND (1) #4 EACH SIDE AND BELOW.

#4 @ 10" #4 @ 10" SEE DETAIL 34 10' W/ 66" FTG SEE DETAIL 33

- 3. PROVIDE 3" OF MIN. CONC. COVER FOR ALL REINF. STEEL.
  4. PROVIDE CONT. BENT STEEL AROUND CORNERS AND LAP
- WALL STEEL PER SCHEDULE (#4 18" MIN, #5 20" MIN.)

  5. PROVIDE A 24" MIN, LAP FOR ANY STEEL IF NOT NOTED.

  6. ALL STEEL IS CENTERED WITHIN THE WALL THICKNESS U.N.O.
  OR ON DETAILING
- OR ON DETAILBING
  7. EMBEDDED PIPES SHOULD HAVE A MAX. DIA. OF 2-1/2\*
  8. DO NOT BACKFILL FOUNDATION WALL UNTIL CONC. FLOOR
  SLAB IS IN PLACE AND CURED FOR 7 OR MORE DAYS.
  9. SCHEDULE SHOWN APPLICABLE TO APPLIED PLAN ONLY.

# ANCHOR BOLTS & HOLDOWNS

ANCHOR BOLTS U.N.O:

1/2" DIA. X 10" L A307 "J" BOLTS @ 32" O.C. U.N.O. PROVIDE AN EMBEDMENT OF 7" PROVIDE (2) A.B. MIN. PER WALL W/ (1) EA. FOUND. WALL END MIN. (2 PER CORNER).
PROVIDE 3" X 3" X 1/4" (MIN.) PLATE WASHERS EA. BOLT. WASHERS W/ 1-3/4" LONG SLOTTED HOLES ARE PERMITTED IF IT IS TOPPED WITH A SECOND STANDARD WASHER.

HOLDOWN CAST IN STRAPS OR POST INSTALLED TIES:

SET-XP EPOXY. PROVIDE (2) 2X4 MINIMUM TIE POST.

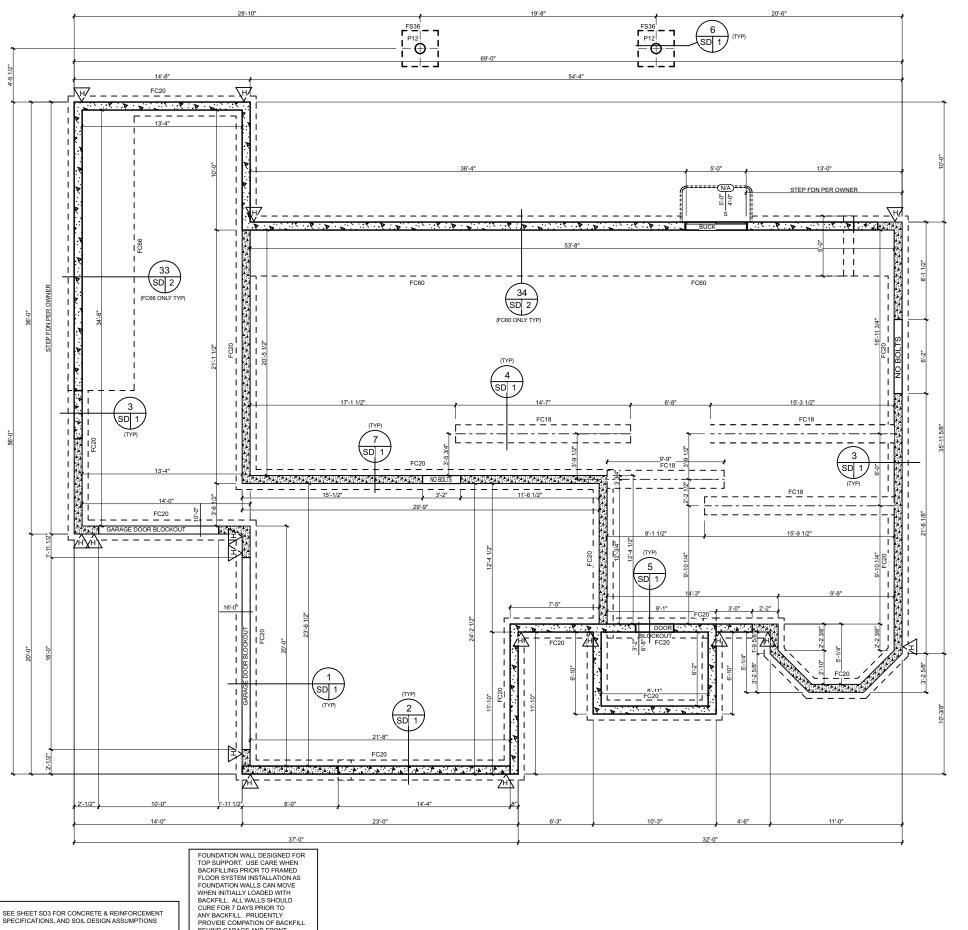


SEE SHEET SD3 FOR CONCRETE & REINFORCEMENT SPECIFICATIONS, AND SOIL DESIGN ASSUMPTIONS SIMPSON #HTT5 (ALTERNATIVE TO STRAP ABOVE) W/ 5/8" DIA THREADED ROD EMBEDDED & EPOXIED 16" DEEP INTO TOP OF CONCRETE FOUNDATION AND WITHIN 6" OF A VERTICAL FOUNDATION #4 REBAR. PROVIDE SIMPSON

BEHIND GARAGE AND FRONT

PORCH WALLS ONLY DO NOT

COMPACT BACKFILL OF OTHER WALLS.



# FOUNDATION BOLTS NOTE:

FOR BRICK AND STONE PLACEMENT SEE ELEVATIONS AND FLOOR

## **BRICK**

BOLTS ON INSIDE OF FOUNDATION WALL

## STONE

BOLTS CENTERED IN FOUNDATION WALL

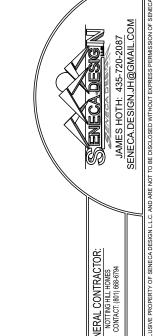
# NO BRICK OR STONE

IF THERE IS NO BRICK OR STONE PLACE BOLTS ON THE OUTSIDE OF THE FOUNDATION WALL.

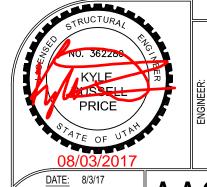
# SPOT FOOTING NOTE:

ALL SPOT FOOTINGS ARE DIMENSIONED TO THE CENTER OF THE FOOTING.

ALL SPOT FOOTING DIMENSIONS ARE TO BE PULLED FROM THE FINSHED FRAMING (EXTERIOR SHEATHTING) NOT THE FOUNDATION



JI. DESIGN L.L.C. THEY MAY NOT BE USED OR DUPLICATED WITH OUT STIC REPRESENTATIONS ONLY. AND WILL DIFFER FROM THE FINAL

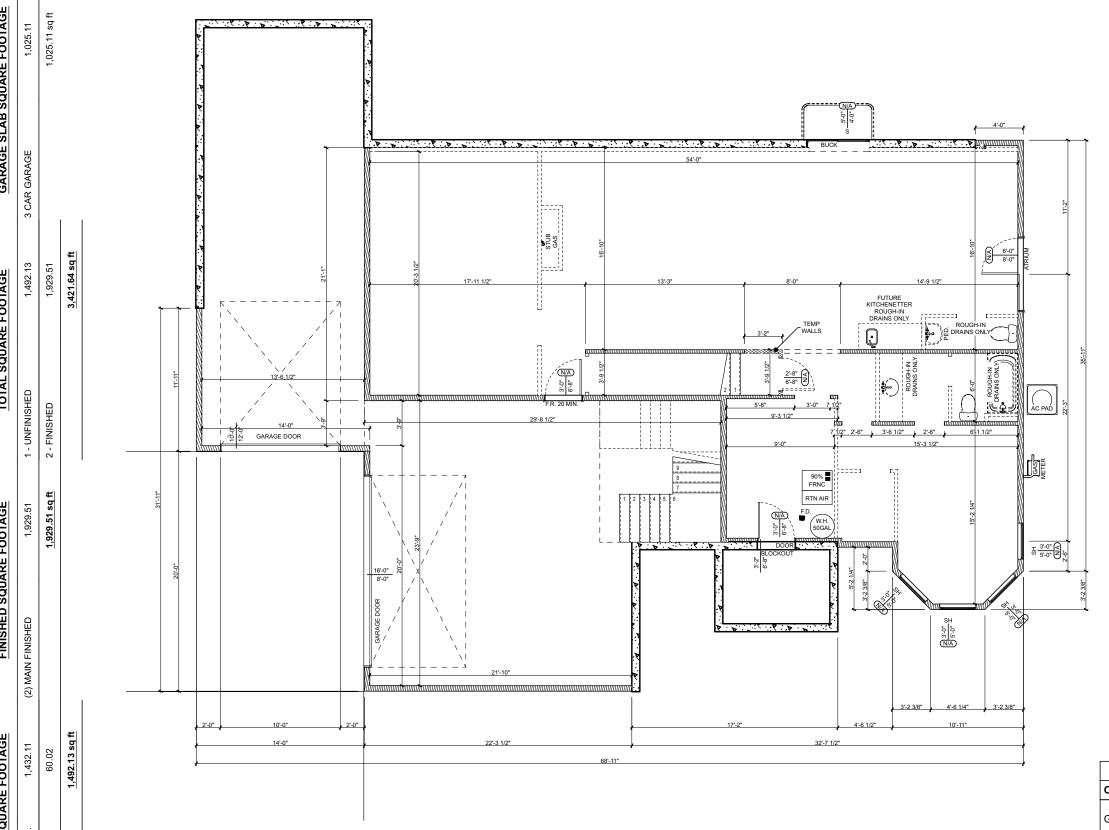


REVISION:

SCALE:

R-4E 1/8" = 1'-0"

# GARAGE SLAB SQUARE FOOTAGE TOTAL SQUARE FOOTAGE 1 - UNFINISHED FINISHED SQUARE FOOTAGE **FOOTAGES** UNFINISHED SQUARE FOOTAGE SQUARE



# **CEILING HEIGHTS**

(4) BONUS CEILINGS	8.09'
(2) MAIN CEILINGS	9.09'
(1) BASEMENT CEILINGS	8.79'

SEWER/SEPTIC

**SEWER** 

# **DIMENSION NOTE:**

ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE OF STUD WALL. NOT THE OUTSIDE OF THE SHEATHING.

WINDOW TYPE NOTE
ALL SLIDERS AND SINGLE HUNG WINDOWS ARE
ASSUMED TO OPEN 50% UNLESS NOTED OTHERWISE
INDICATED

**KEY TO TYPE** 

SH = SINGLE HUNG C = CASEMENT SH2 = SINDGLE HUNG (x2)

S = SLIDER F = FIXED A = AWNING

AND ARE NOT TO BE DISCLOSED WITHOUT EXPRESS PERMISSION OF SENECA DESIGN I.C. THEY MAY NOT BE LISED OR DUPLICATED WITH OUT THE EXPR AT PLANS SHOW. PLANS SUBJECT TO CHANGE ON SITE ELEVATIONS ARE ARTISTIC REPRESENTATIONS ONLY. AND WILL DIFFER FROM THE FINAL PRODUCT

CLIENT: RICH COMBE

PROJECT NAME:

1AL AND THE EXCLUSIVE PROPERTY OF SENECA DESIGN L.I. DISCLAIMER: ACTUAL SITE CONDITIONS MAY VARY FROM

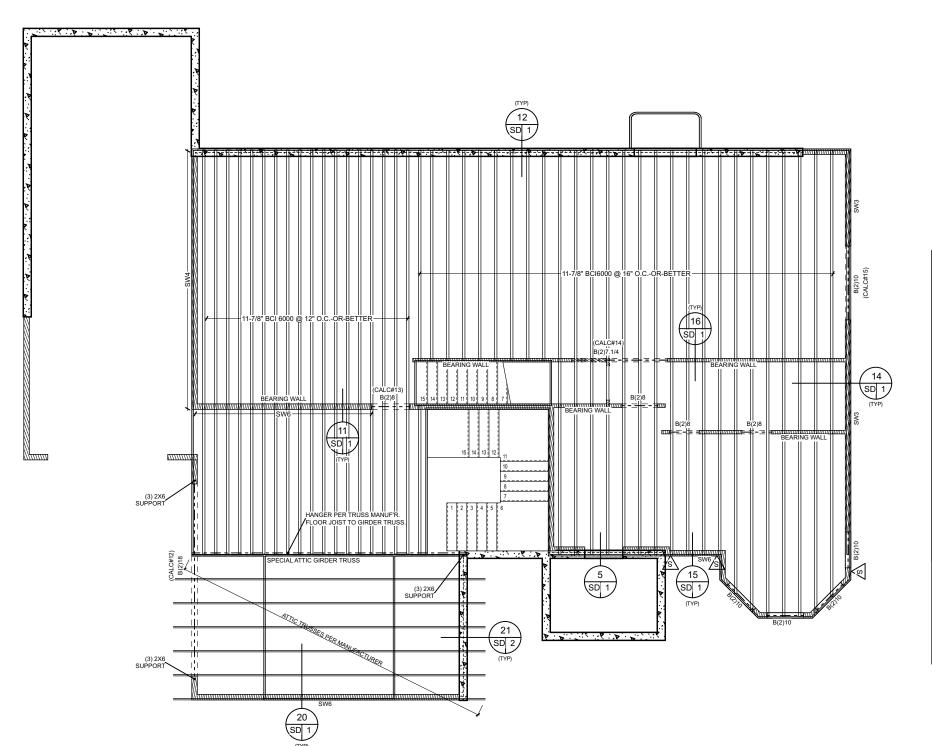
BASEMENT PLAN NOTICE: THESE DESIGNS AN

R-4E 1/8" = 1'-0"

BASE GAS STUBS (NOT INCLUDING FURN. & W.H.) 2D Symbol Quantity Object Name GAS STUB **GAS STUB** 

# FLOOR JOIST PLUMBING NOTE:

ALL FLOOR JOIST TO BE SPACED TO MISS PLUMBING AND DRAINS. IF A DISTANCE IS SPECIFIED ON THE PLAN YOU MUST START THE JOISTS FROM THE DESIGNATED START POINT WITH THE FIRST JOIST PLACED AT THE DESIGNATED DISTANCE.



SEE SHEET SD3 FOR WOOD FRAMING SPECS AND

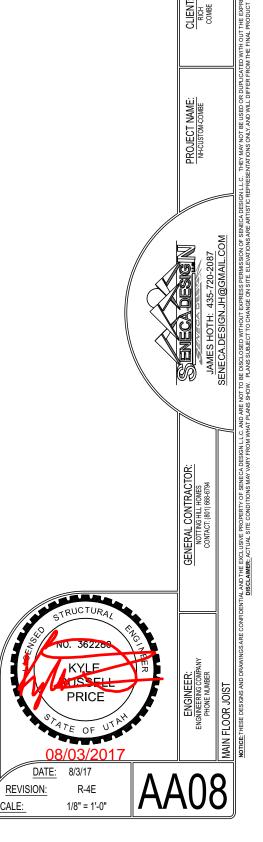
SW#: SHEAR WALL. SEE SHEET SD3.

VERTICAL FRAMING STRAP. LOWER STUDS OR FLOOR BEAM OR CANTILEVERED RIM TO UPPER STUDS. SIMPSON #CS16 COIL W/ 16" LAP. (3 TYP.)

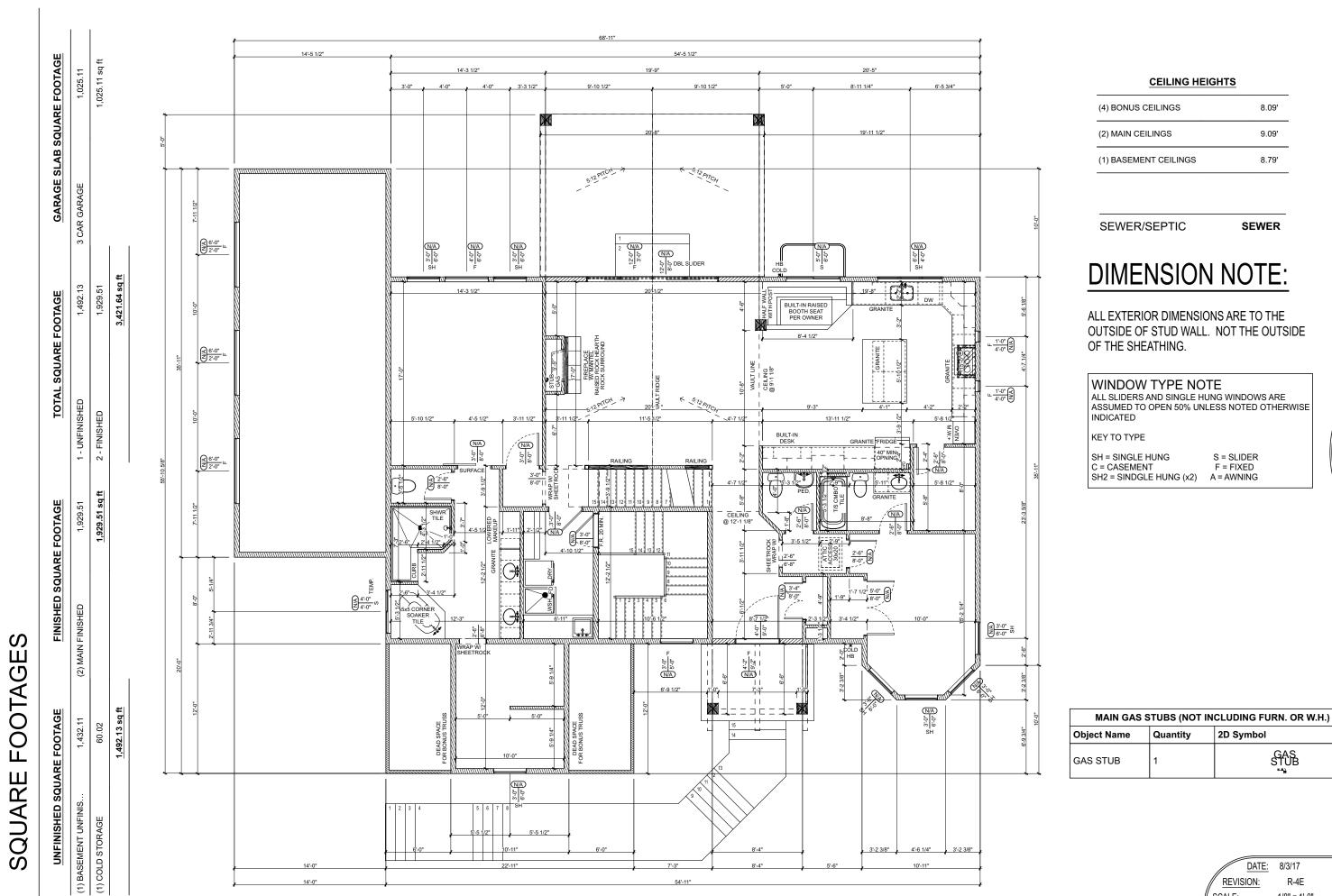
BEAM S	SEE NOTES 1,	SEE NOTES 1,2,3,4,5		
DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER QTY. U.N.O.	TYPE U.N.O	
MIN. BEAM OR HEADER U.N.O.	(2) 2 X 10 DF#2	1	2X4	
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	2X4	
B(2)6	(2) 2 X 6 DF/HF#2	1	2X4	
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	2X4	
B(3)7.1/4	(3) 1-3/4" X 7-1/4" LVL	1	2X4	
B(2)8	(2) 2 X 8 DF/HF#2	1	2X4	
B(3)8	(3) 2 X 8 DF/HF#2	1	2X6	
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	3	2X4	
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	3	2X6	
B(2)10	(2) 2X10" DF/HF #2	1	2X4	
B(3)10	(3) 2 X 10 DF/HF#2	1	2X4	
B(1)11.7/8	(1) 1-3/4" X 11-7/8" LVL	2	2X4	
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	3	2X4	
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	4	2X6	
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	5	2X6	
B(2)12	(2) 2 X 12 DF/HF#2	1	2X4	
B(3)12	(3) 2 X 12 DF/HF#2	1	2X6	
B(2)14	(2) 1-3/4" X 14" LVL	4	2X4	
B(3)14	(3) 1-3/4" X 14" LVL	4	2X6	
B(2)16	(2) 1-3/4" X 16" LVL	4	2X4	
B(3)16	(3) 1-3/4" X 16" LVL	5	2X6	
B(2)18	(2) 1-3/4" X 18" LVL	5	2X4	
B(3)18	(3) 1-3/4" X 18" LVL	5	2X6	
GLB	WOOD GLULAM BEAM.	SEE PLAN		
W#X##	STEEL WIDE FLANGE BEAM	SEE PLAN		

- 1. JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 12° O.C.
  2. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #CB) TO
  TIE BEAMS GREATER THAN 6:0° TO POSTS OR TRIMMERS.
  3. LVI. IS LAMINATED VENERE LUMBER, I.E., MICROLAM, VERSALAM.
  MINIMUM LVI. SPEC PROVIDE 1:9E AND 2600 PSI Fb OR BTR.
  4. GLB IS GLUAM BEAM, PROVIDE 24° L49 SPEC U.N.O.
  5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi,
  Fu = 65 ksi CRITERIA.
  6. X-BEAM IS ROSBORO X-BEAM BRAND GLULAM BEAMS OR EQUIV.

- HOLE THRU THE ANY LOCATION OF THE SPAN, BUT NOT WITHIN 1" OF THE TOP OF BOTTOM OF THE DEPTH.



CLIENT: RICH COMBE



# **CEILING HEIGHTS**

(4) BONUS CEILINGS	8.09'
(2) MAIN CEILINGS	9.09'
(1) BASEMENT CEILINGS	8.79'

SEWER/SEPTIC

**SEWER** 

# **DIMENSION NOTE:**

ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE OF STUD WALL. NOT THE OUTSIDE OF THE SHEATHING.

WINDOW TYPE NOTE
ALL SLIDERS AND SINGLE HUNG WINDOWS ARE
ASSUMED TO OPEN 50% UNLESS NOTED OTHERWISE
INDICATED

**KEY TO TYPE** 

SH = SINGLE HUNG C = CASEMENT SH2 = SINDGLE HUNG (x2)

S = SLIDER F = FIXED A = AWNING

CLIENT: RICH COMBE

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R-4E 1/8" = 1'-0"

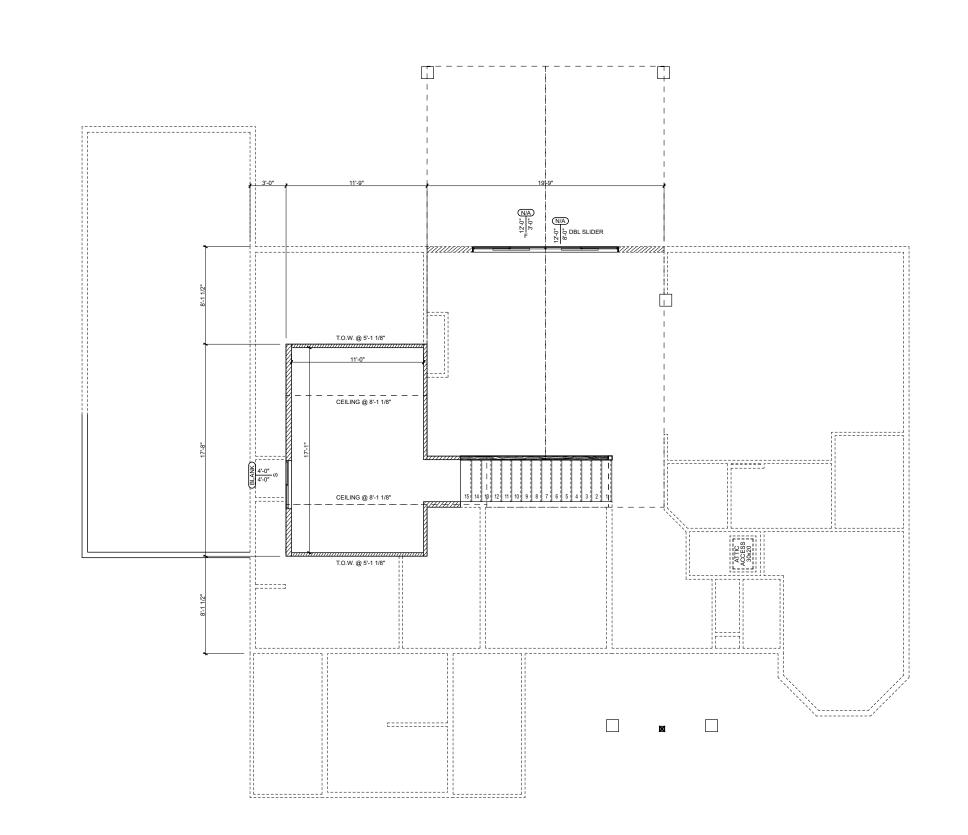
STAR GAS

2D Symbol

Quantity

# **FOOTAGES** SQUARE

UNFINISHED SQUARE FOOTAGE	RE FOOTAGE	FINISHED SQUARE FOOTAGE	E FOOTAGE	TOTAL SQUA	TOTAL SQUARE FOOTAGE	GARAGE SLAB SO	SARAGE SLAB SQUARE FOOTAGE
(1) BASEMENT UNFINIS	1,432.11	(2) MAIN FINISHED	1,929.51	1 - UNFINISHED	1,492.13	3 CAR GARAGE	1,025.11
(1) COLD STORAGE	60.02		1,929.51 sq ft	2 - FINISHED	1,929.51		1,025.11 sq ft
	1,492.13 sq ft				3,421.64 sq ft		



# **CEILING HEIGHTS**

(4) BONUS CEILINGS	8.09'
(2) MAIN CEILINGS	9.09'
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SEWER/SEPTIC

**SEWER** 

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KEY TO TYPE

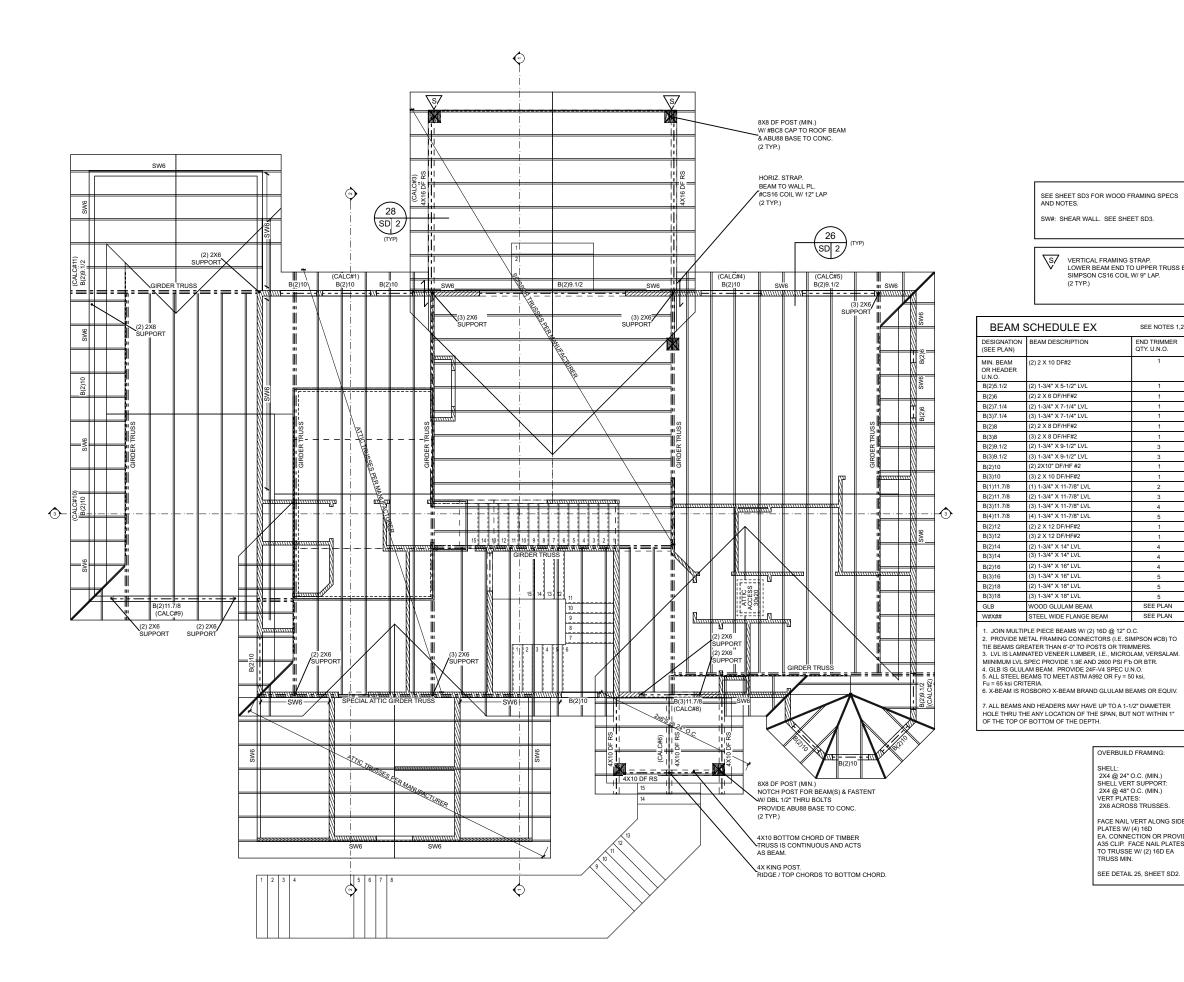
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S = SLIDER F = FIXED

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CLIENT:

PROJECT NAME:



SEE SHEET SD3 FOR WOOD FRAMING SPECS

SW#: SHEAR WALL. SEE SHEET SD3.

VERTICAL FRAMING STRAP. LOWER BEAM END TO UPPER TRUSS END. SIMPSON CS16 COIL W/ 9" LAP. (2 TYP.)

BEAM S	SCHEDULE EX	SEE NOTES 1,2,3,4,5		
DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER QTY. U.N.O.	TYPE U.N.O.	
MIN. BEAM OR HEADER U.N.O.	(2) 2 X 10 DF#2	1	2X4	
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	2X4	
B(2)6	(2) 2 X 6 DF/HF#2	1	2X4	
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	2X4	
B(3)7.1/4	(3) 1-3/4" X 7-1/4" LVL	1	2X4	
B(2)8	(2) 2 X 8 DF/HF#2	1	2X4	
B(3)8	(3) 2 X 8 DF/HF#2	1	2X6	
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	3	2X4	
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	3	2X6	
B(2)10	(2) 2X10" DF/HF #2	1	2X4	
B(3)10	(3) 2 X 10 DF/HF#2	1	2X4	
B(1)11.7/8	(1) 1-3/4" X 11-7/8" LVL	2	2X4	
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	3	2X4	
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	4	2X6	
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	5	2X6	
B(2)12	(2) 2 X 12 DF/HF#2	1	2X4	
B(3)12	(3) 2 X 12 DF/HF#2	1	2X6	
B(2)14	(2) 1-3/4" X 14" LVL	4	2X4	
B(3)14	(3) 1-3/4" X 14" LVL	4	2X6	
B(2)16	(2) 1-3/4" X 16" LVL	4	2X4	
B(3)16	(3) 1-3/4" X 16" LVL	5	2X6	
B(2)18	(2) 1-3/4" X 18" LVL	5	2X4	
B(3)18	(3) 1-3/4" X 18" LVL	5	2X6	
GLB	WOOD GLULAM BEAM.	SEE PLAN		
W#X##	STEEL WIDE FLANGE BEAM	SEE PLAN		

- . JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 12" O.C.

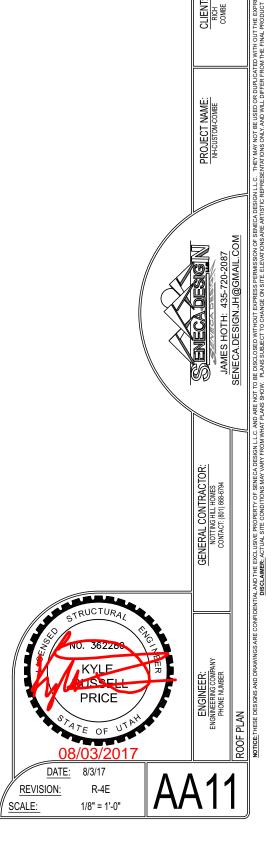
- 7. ALL BEAMS AND HEADERS MAY HAVE UP TO A 1-1/2" DIAMETER HOLE THRU THE ANY LOCATION OF THE SPAN, BUT NOT WITHIN 1" OF THE TOP OF BOTTOM OF THE DEPTH.

# OVERBUILD FRAMING:

SHELL:
2X4 @ 24" O.C. (MIN.)
SHELL VERT SUPPORT:
2X4 @ 48" O.C. (MIN.)
VERT PLATES:
2X6 ACROSS TRUSSES.

FACE NAIL VERT ALONG SIDE SHELL & PLATES W/ (4) 16D EA. CONNECTION OR PROVIDE A35 CLIP. FACE NAIL PLATES TO TRUSSE W/ (2) 16D EA TRUSS MIN.

SEE DETAIL 25, SHEET SD2.



PROJECT ADDRESS SUBDIVISION NAME LOT NUMBER 2670 BYBEE DRIVE SOUTH GODEN, UT

CLIENT: RICH COMBE

PROJECT NAME:

# SHELVING NOTE:

ALL STANDARD DEPTH CLOSETS (0" TO 2'-11") TO HAVE A 12" TOP SHELF.

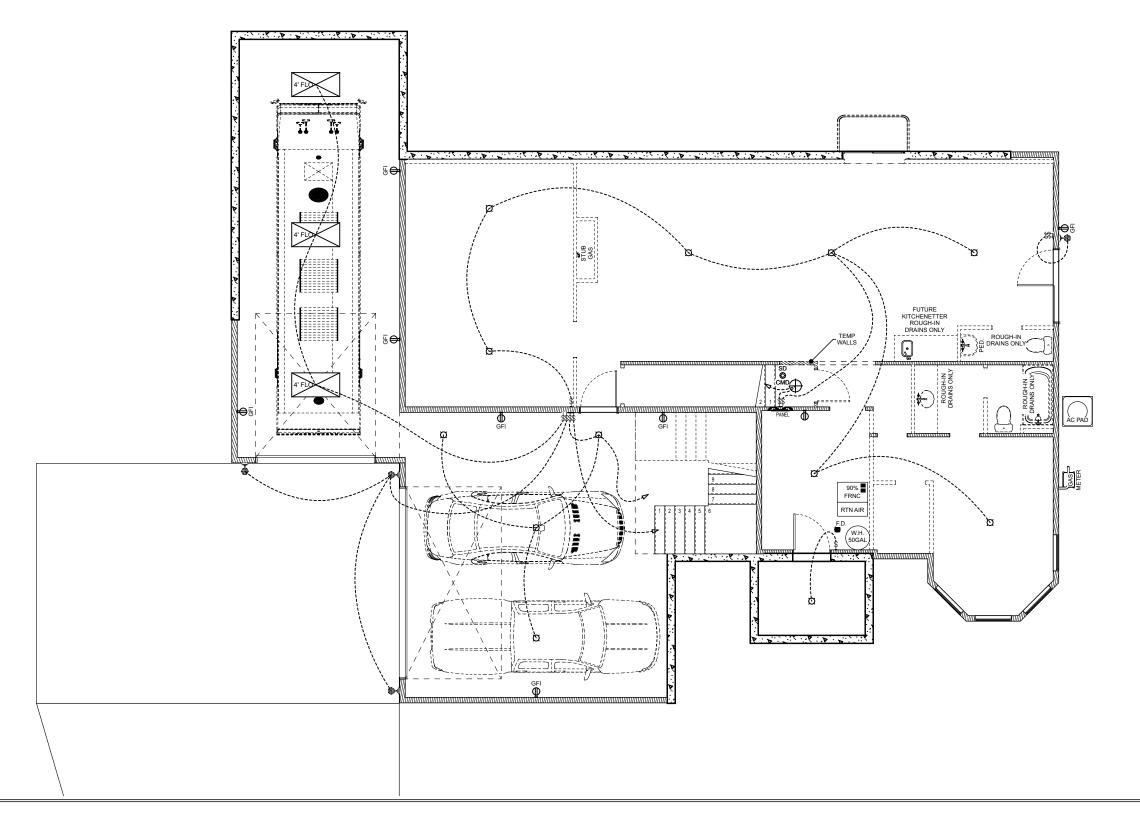
ALL WALK-IN DEPTH CLOSETS (3'-0"+) TO HAVE A 16" TOP SHELF

ALL SHELVING BELOW TOP SHELF TO BE 16" STANDARD

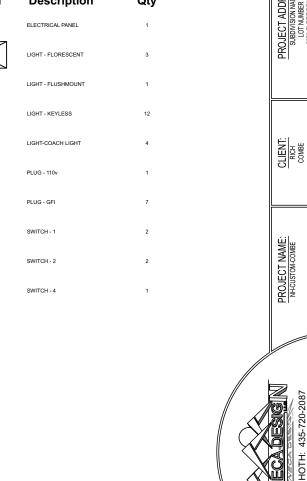
# **ELECTRICAL BULB NOTE:**

ALL FLUSH MOUNT LIGHTS TO BE A MINIMUN OF A (2) TWO BULB FIXTURE.

ALL BEDROOMS TO HAVE A 3 BULB FIXTURE, NO **EXCEPTIONS** 



BASEMEN	BASEMENT ELECTRICAL SCHEDU			
Symbol	Description	Qty		
PANEL	ELECTRICAL PANEL	1		
4' FLO	LIGHT - FLORESCENT	3		
$\oplus$	LIGHT - FLUSHMOUNT	1		
¤	LIGHT - KEYLESS	12		
<b>₩</b>	LIGHT-COACH LIGHT	4		
Φ	PLUG - 110v	1		
GFI	PLUG - GFI	7		
\$	SWITCH - 1	2		
<b>\$</b> \$	SWITCH - 2	2		
<u>\$\$</u> \$\$	SWITCH - 4	1		



JI JI SABECA DESIGNILL. THEY MAY NOT BE USED OR DIPLICATED WITH OUT THE EXPR THONS ARE ARTISTIC REPRESENTATIONS ONLY AND WILL DIFFER FROM THE FINAL PRODUCT

R-4E 1/8" = 1'-0"

# SHELVING NOTE:

ALL STANDARD DEPTH CLOSETS (0" TO 2'-11") TO HAVE A 12" TOP SHELF.

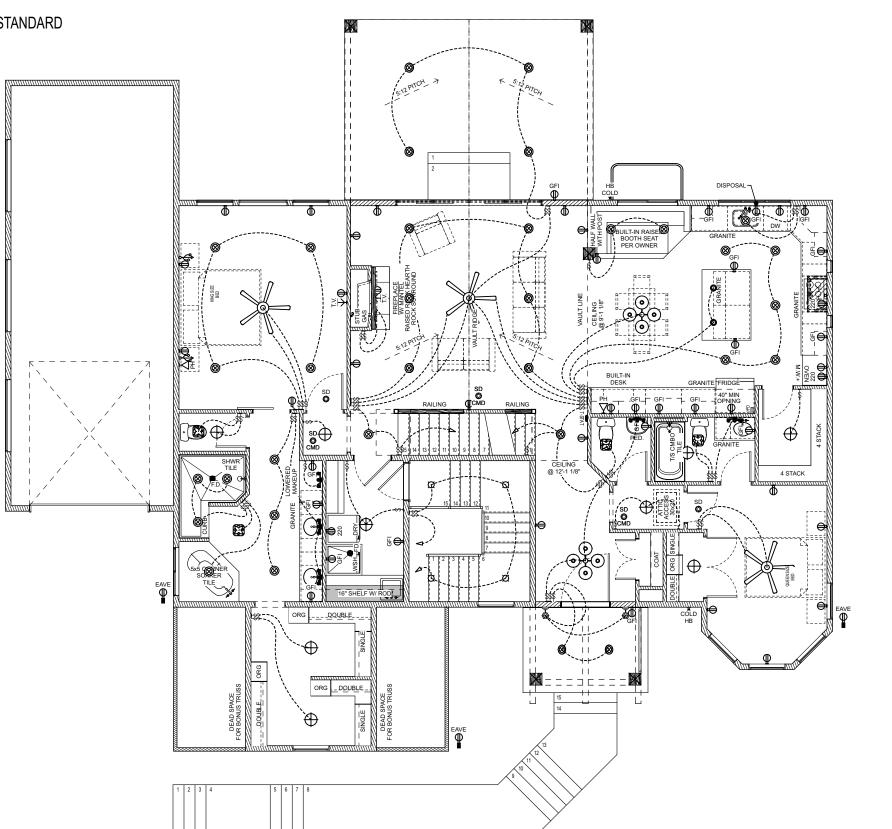
ALL WALK-IN DEPTH CLOSETS (3'-0"+) TO HAVE A 16" TOP SHELF

ALL SHELVING BELOW TOP SHELF TO BE 16" STANDARD

# ELECTRICAL BULB NOTE:

ALL FLUSH MOUNT LIGHTS TO BE A MINIMUN OF A (2) TWO BULB FIXTURE.

ALL BEDROOMS TO HAVE A 3 BULB FIXTURE, NO **EXCEPTIONS** 

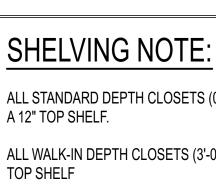


Symbol	Description	Qty
	BATH FAN	4
$\Rightarrow$	LIGHT - CEILING FAN	3
<b>0</b> 00	LIGHT - CHANDELIER	2
$\oplus$	LIGHT - FLUSHMOUNT	9
¤	LIGHT - KEYLESS	4
<b>©</b>	LIGHT - PENDANT	2
$\otimes$	LIGHT - RECESSED	33
<del></del>	LIGHT - STRIP LIGHT 3	5
	LIGHT-COACH LIGHT	2
$\overset{PH}{\sum}$	LOW VOLT - PHONE	2
$\stackrel{T.V.}{\Psi}$	LOW VOLT - T.V.	2
$\Phi^{\hat{\Psi}}$	PLUG - 110+USB	2
$\Phi$	PLUG - 110v	24
220 <b>Ф</b>	PLUG - 220v	3
EAVE	PLUG - EAVE	3
GFI ∰	PLUG - GFI	19
\$	SWITCH - 1	9
<u>\$</u> \$	SWITCH - 2	11
<u>\$</u> \$\$	SWITCH - 3	5
<u>\$\$</u> \$\$	SWITCH - 4	2
T-STAT	THERMOSTAT	1

JI SENECA DESIGNAL I.C. THEY MAY NOT BE USED OR DUPLICATED WITH OUT THE EXPR ARE ARTISTIC REPRESENTATIONS ONLY, AND WILL DIFFER FROM THE FINAL PRODUCT

R-4E 1/8" = 1'-0" CLIENT:

PROJECT NAME:



ALL STANDARD DEPTH CLOSETS (0" TO 2'-11") TO HAVE

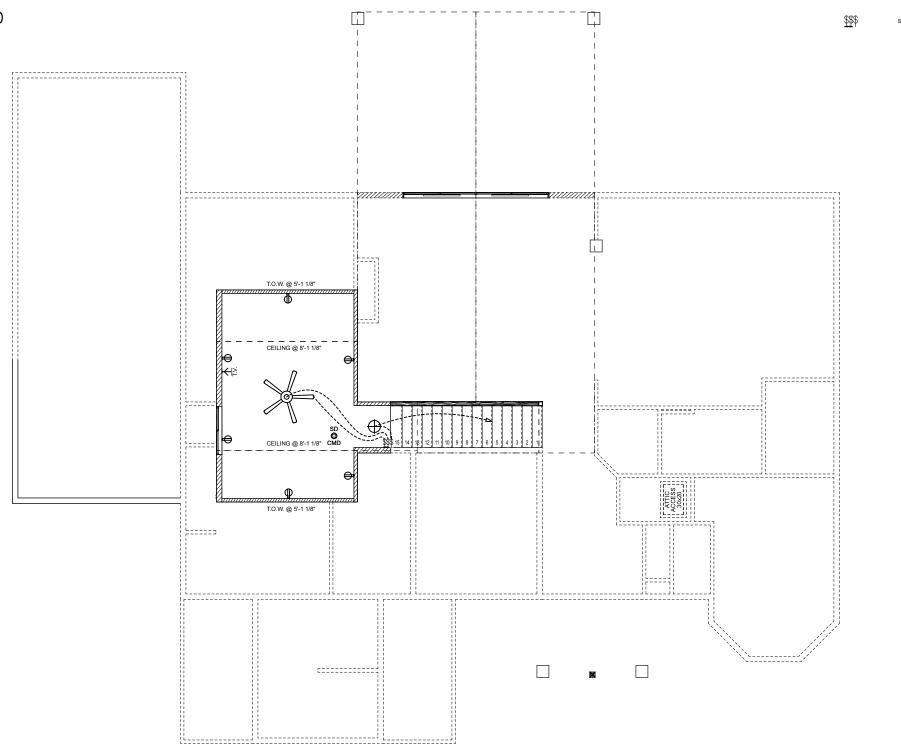
ALL WALK-IN DEPTH CLOSETS (3'-0"+) TO HAVE A 16"

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ROOF/BONUS ELECTRICAL SCHEDULE

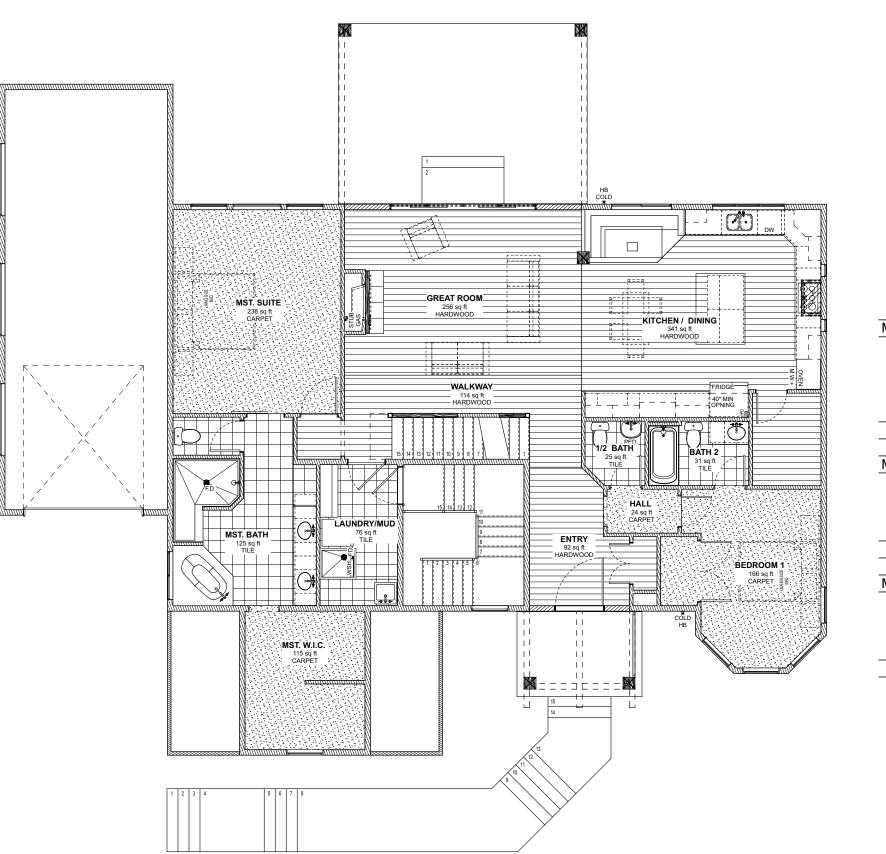
Symbol Description

CLIENT:

PROJECT NAME:

JI
...C. THEY MAY NOT BE USED OR DUPLICATED WITH OUT THE EXPR

R-4E 1/8" = 1'-0"



# FLOORING NOTE:

NOTE: ALL FLOORING SQ. FT. IS APPROXIMATE ACTUAL SQ. FT. MAY VARY.

NOTE: FLOORING TOTALS DO NOT INCLUDE ANY TUB OR SHOWER SURROUNDS

# **MAIN FLOORING**

MAIN CARPET	
BEDROOM 1	166.40
HALL	23.98
MST. SUITE	238.00
MST. W.I.C.	115.10
STAIRS TO BASEME	94.28
	637.76 sq ft
MAIN HARDWOOD	
ENTRY	91.89
GREAT ROOM	256.35
KITCHEN / DINING	340.58
WALKWAY	113.69
	802.51 sq ft
MAIN TILE	
1/2 BATH	25.49
BATH 2	31.48
LAUNDRY/MUD	75.89
MST. BATH	125.34
	258.20 sq ft

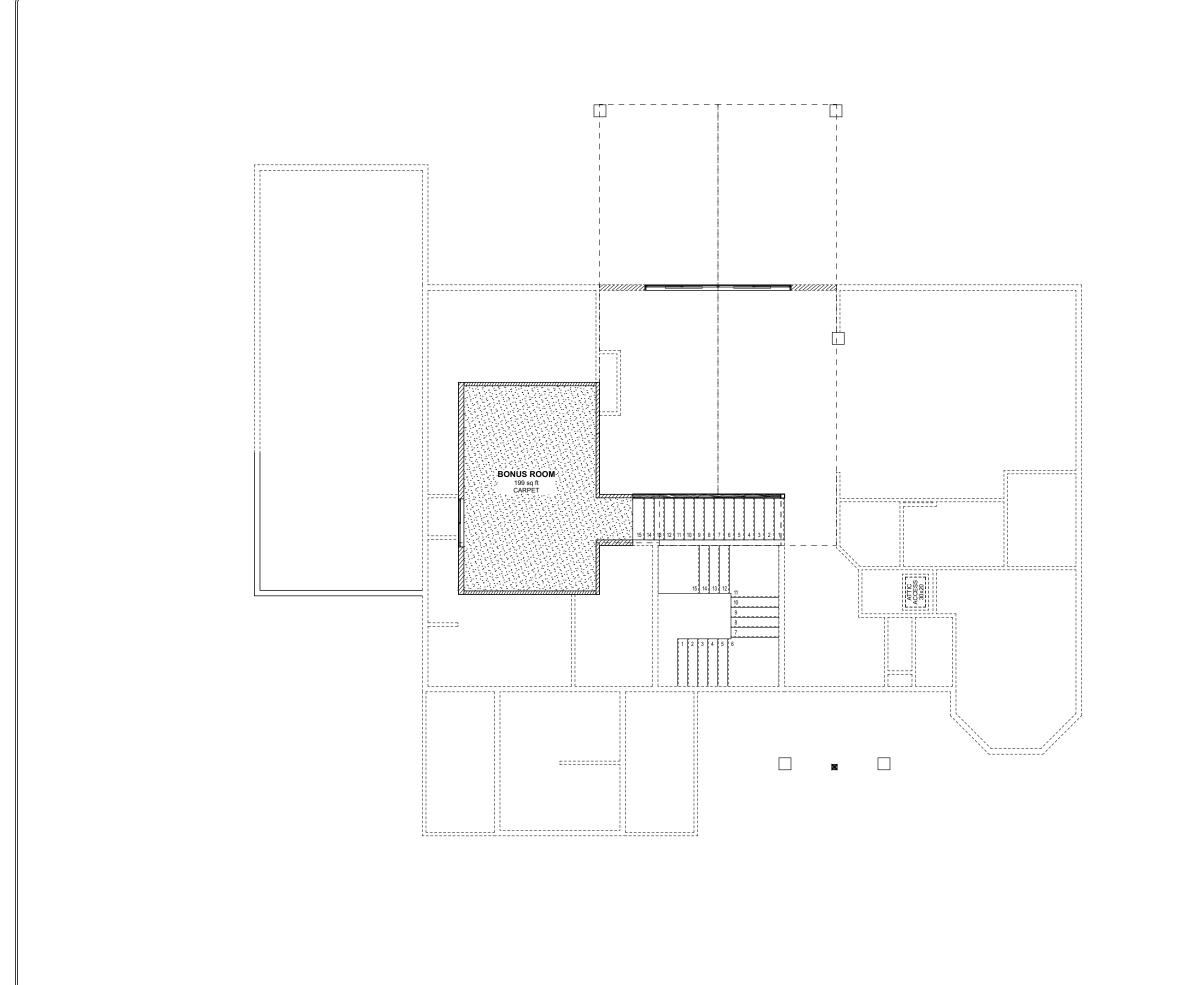
R-4E 1/8" = 1'-0"

1,698.47 sq ft

CLIENT:

PROJECT NAME:

DENTIAL AND THE EXCLUSIVE PROPERTY OF SENECA DESIGN L.L <u>DISCLAIMER: A</u>CTUAL SITE CONDITIONS MAY VARY FROM



# FLOORING NOTE:

NOTE: ALL FLOORING SQ. FT. IS APPROXIMATE ACTUAL SQ. FT. MAY VARY.

NOTE: FLOORING TOTALS DO NOT INCLUDE ANY TUB OR SHOWER SURROUNDS

# **ROOF/BONUS FLOORING**

ROOF/BONUS CARPET

BONUS ROOM STAIRS TO MAIN 198.65 84.11 282.76 sq ft ENECA DESIGNAL

JAMES HOTH: 435-720-2087

NECA DESIGN.JH @GMAIL.COM

II Express permission of seneca desion. C. They may not be used or duplicated with out the expr nge on site, elevations are artistic redpressivations only and will differ from the final product

CLIENT:

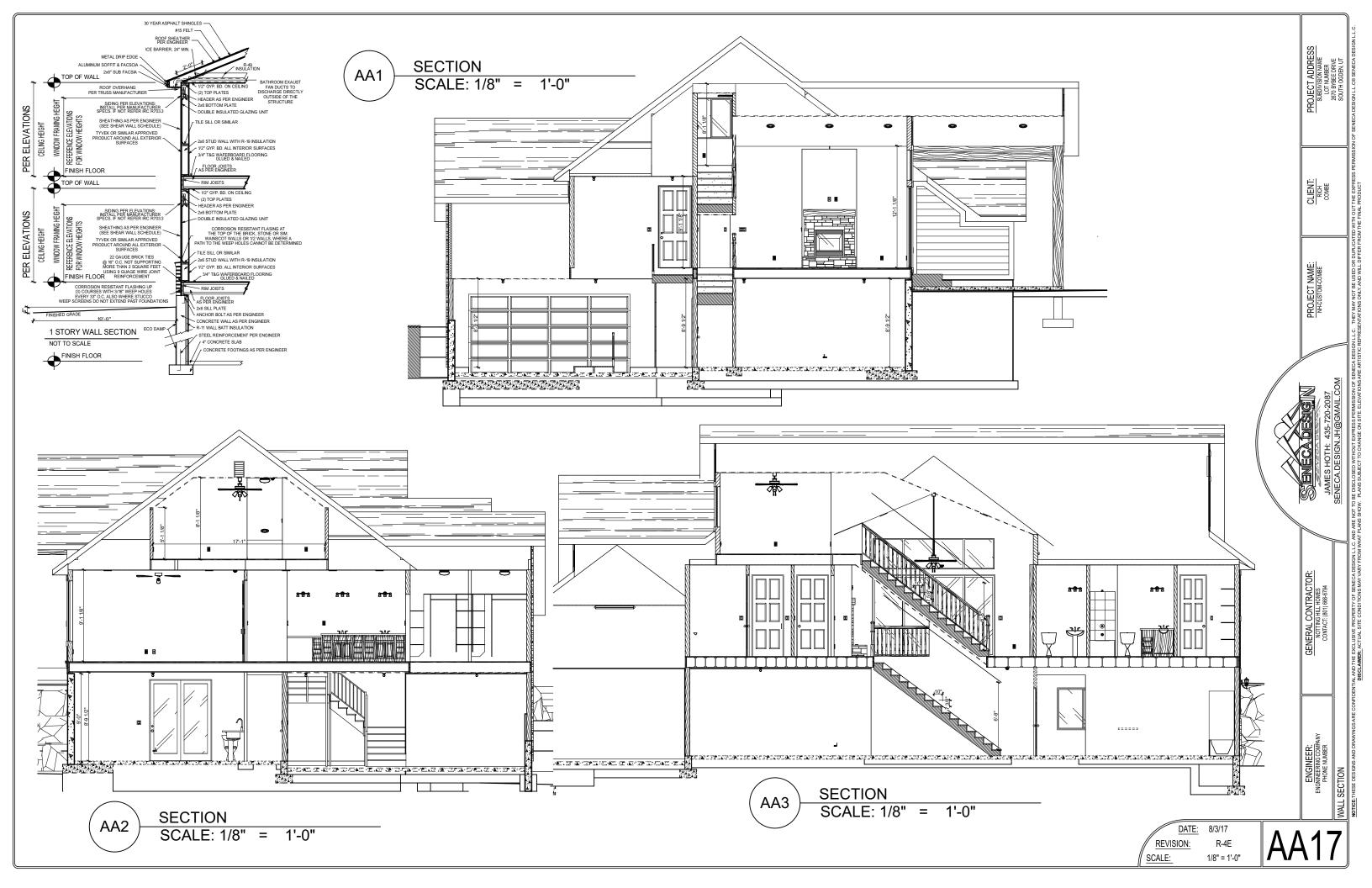
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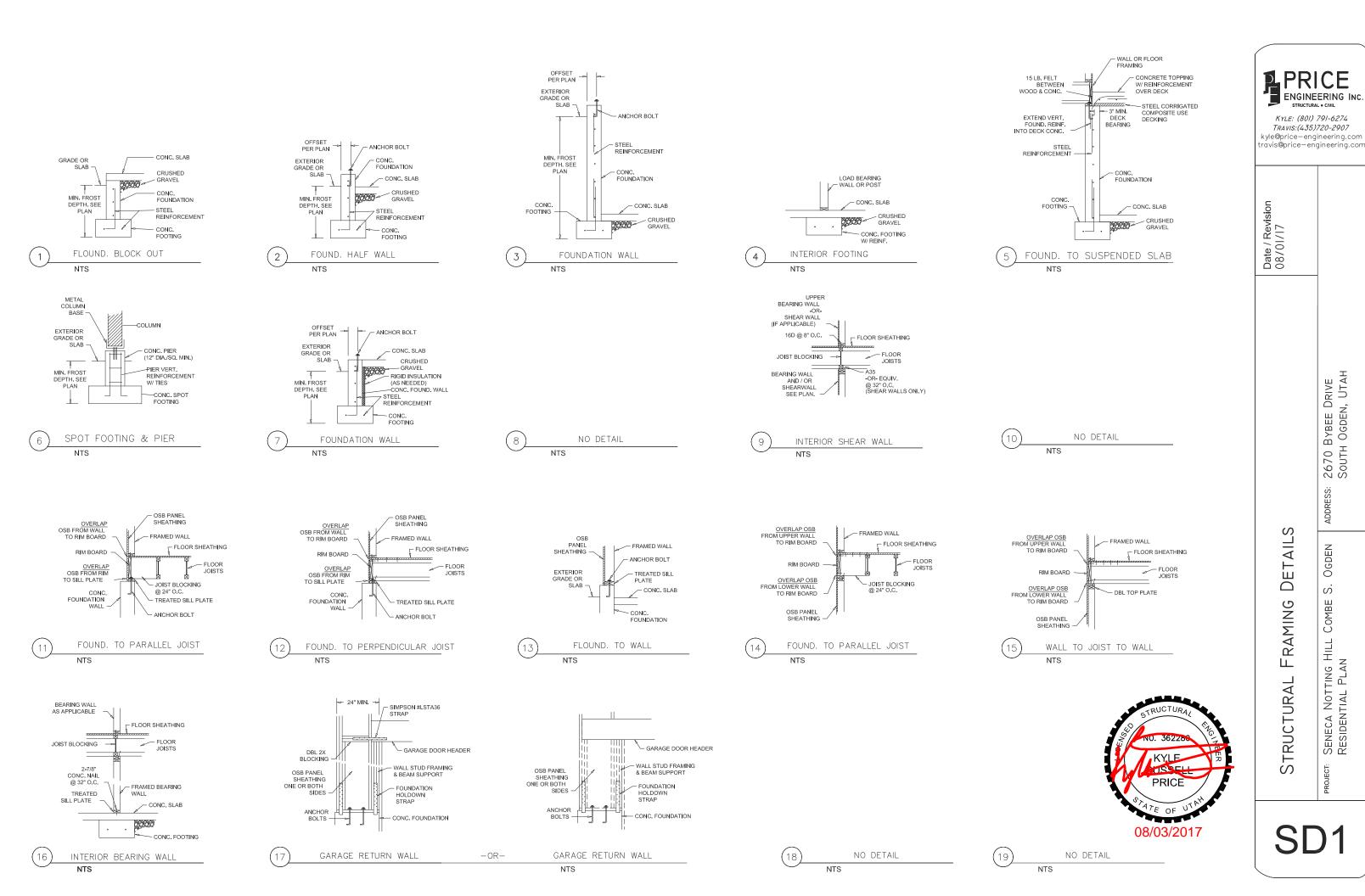
NOTTING HILL HOMES ONTACT: (801) 668-6794

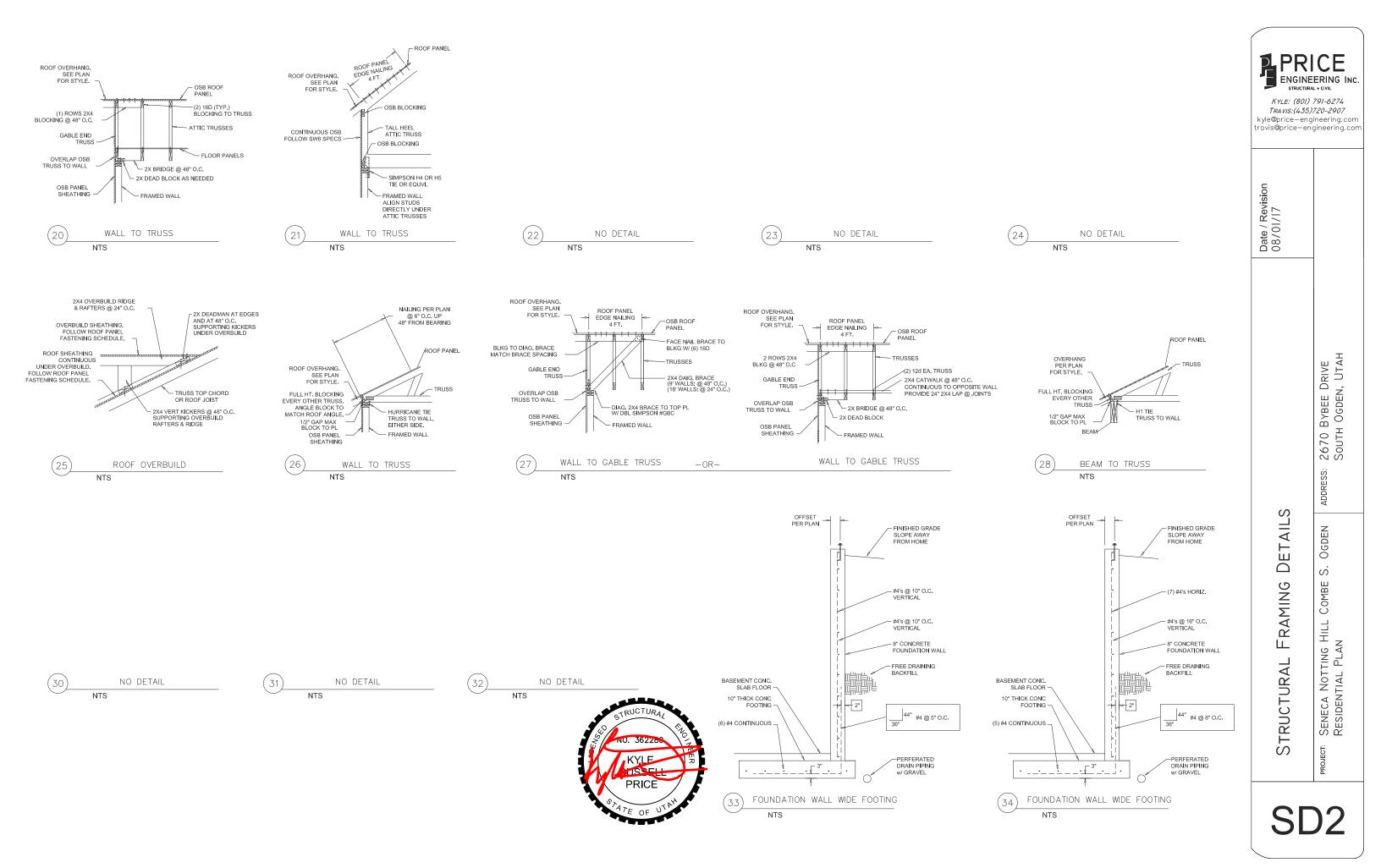
NE NUMBER

<u>DATE:</u> 8/3/17 <u>REVISION:</u> R-4E LE: 1/8" = 1'-0"

AA16







## SOILS AND EXCAVATION NOTES

UNIFIED SOIL CLASSIFICATION: NO SOILS REPORT PROVIDED. DESIGN SOIL BEARING PRESSURE: 1500 PSF (ASSUMED).

- 1. ALL DESIGN IS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
- 2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR UNIFORM CRUSHED GRAVEL. SOFT AREAS DEEPER THAN 2' AND ANY ON SITE OR OTHER GEOTECHNICAL HAZARDS SHALL BE INVESTIGATED AND APPROVED BY A LICENSED GEOTECHNICAL
- DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE LOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS

## **CONCRETE SPECS & DETAILING**

	ELEMENT	(F'c) MINIMUM	(F'c) RECOMMENED	W/C RATIO
Γ	FOOTINGS	2500 PSI	3000 PSI	.50
Γ	WALLS	2500 PSI	3500 PSI	.50
Г	SUSP. SLABS	2500 PSI	3500 PSI	.45
	SLABS	3500 PSI	4000 PSI	.45

- (F'c) STRENGTH BASED ON 28 DAY CURE TIME
- PORTLAND TYPE I/II CEMENT.
  25% MAXIMUM CLASS "C" OR "F" FLY ASH BE WEIGHT
- 3/4" MAX AGGREGATE SIZE
- 4" MAXIMUM SLUMP ADMIXTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL	TEEL REINFORCEMENT DETAILING & SPECIFICATIONS			
NON-V	VELDABLE (ALL U.N.O.)	ASTM A 615 GR	ADE 60	
WELD	ABLE	ASTM A 706 GR	ADE 60 LOW ALLOY	
WELDE	ED WIRE FABRIC	ASTM A 185		
REINF	REINFORCEMENT CONCRETE COVER (MIN.) INCHES			
EXPOS	EXPOSED TO EARTH (NOT FORMED) 3"			
EXPOS	EXPOSED TO EARTH OR WEATHER (FORMED) 2"			
NOT E	NOT EXPOSED TO EARTH OR WEATHER 1-1/2"			
REINF	REINFORCEMENT (REBAR) LAP SCHEDULE			
SIZE	MINIMUM LAP FOR CONTI	NUOUS REBAR, U	.N.O.	
#3	12"			
#4	18"			
#5	20"			
#6	24"			

- CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING.
- REINFORCMENT SUPPORT PER ACI 315
  ROUGHEN CONSTRUCTION JOINT SURFACES TO 1/4"

- AMPLITUDE OR MORE
   BEND REINFORCEMENT COLD ONCE
   BEND RADII AND HOOK LENGTHS TO COMFORM TO ACI 318.
   PROVIDE CONTINUOUS CORNER BARS AT WALL AND FOOTING CORNDERS LONG ENOUGH TO MEET REQUIRED LAP LENGTHES.

## CONCRETE PLACEMENT & CONSTRUCTION SPECS

- 1. VIBRATE AND CONSOLIDATE CONCRETE DURING PLACEMENT AS NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.
- INGREDIENTS.

  2. WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED
- 3. CONCRETE SLAB CONTROL JOINT DEPTH SHALL BE 1/3 THE SLAB THICKNESS MIN. AND SPACED NO MORE THE 30 TIMES THE SLAB THICKNESS OR PER SCHEDULE BELOW, BUT NOT MORE THAN 1.25 TIMES ANY SLAB EDGE LENGTH.

SLAB THICKNESS	JOINT DEPTH MIN	SPACING MAX
3-1/2"	1-1/4"	8'-0"
4"	1-1/2"	10'-0"
5"	1-3/4"	12'-0"
6"	2"	15'-0"

# FROST DEPTH, GRADING, DRAINAGE

SEE PLAN	MINIMUM FROST DEPTH
SEE PLAN	MINIMUM FINISH GRADE TO TOP OF FOUND.

## NOTES:

- 1. FROST DEPTH IS THE REQUIRED DEPTH OF THE UNHEATED SIDE OF THE FOUNDATION AND FOOTING, FROM ANY SURFACE OF THE ADJACENT FINISH GRADE TO THE BOTTOM OF FOOTING.
  2. FINISH GRADE SHALL SLOPE DOWN AWAY FROM HOME FOUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF
- ORIZONTAL DISTANCE
- HORIZONTAL DISTANCE.

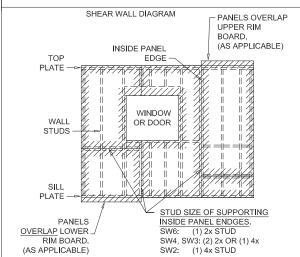
  3. DOWNSPOUTS SHALL EXTEND OUT AWAY FROM THE FOUNDATION AT LEAST 5 FEET OR INTO AN APPROVED DRAINAGE SYSTEM OR ON SITE PIPING.

  4. ALL LOT DRAINAGE SHOULD BE GRADED TO DRAIN TO APPROVED AREAS, SWALES, OR DRAINAGE SYSTEMS., PER THE REQUIREMENTS OF THE GOVERNING CITY OR COUNTY.

	SHEAR WALL SCHEDULE				
DESIGNATION OSB PANEL (SEE PLAN) QTY.		8D SPACING EDGE O.C.	STUD SIZE & QTY. INSIDE EDGES ONLY. (SEE DIAGRAM BELOW)		
SW6	(1) SIDE	6"	(1) 2X		
SW4	(1) S <b>I</b> DE	4"	DBL 2X OR (1) 4X		
SW3	(1) S <b>I</b> DE	3"	DBL 2X OR (1) 4X		
SW2	(1) S <b>I</b> DE	2"	(1) 4X		
CW4 DDI	BOTH CIDEC	4"	DRI 2V OR (1) 4V		

SHEAR WALL FRAMING SPECS:

- PROVIDE 7/16" THICK APA STAMPED EXPOSURE 1 OSB SHEATHING OR BTR. PROVIDE STUDS @ 16" O.C. MAXIMUM.
- 2. FASTEN ALL WALL PANELS W/ 8D NAILING @ 12" O.C. EXCEPT ON PANEL EDGES. SEE ABOVE FOR PANELS EDGE FASTENING SPECS.
- 3. BLOCK ALL WALL PANEL (OSB) EDGES. OVERLAP PANELS OVER TOP AND
- 4. FASTEN SILL PLATES TO WOOD FLOORS W/ 16D @ 4" O.C. STAGGERED.
- 5. FASTEN ALL DBL 2X STUD MEMBERS TOGETHER WITH 16D @ 6" O.C.
- 6. TOP PLATES ARE CONTINUOUS WITH A 12" OVERLAP MIN. OR PROVIDE SIMPSON 16 GA. CS16 STRAPPING WITH A 12" MIN. LAF



# TABLE OF EQUIVALENT FASTENERS

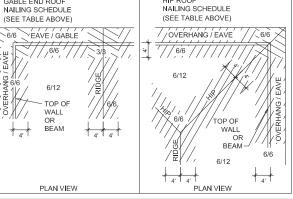
NAIL SIZE	NAIL SPACING	STA	STAPLE SPACING		NOTES
		14 GA.	15 GA.	16 GA.	
	12"	12"	10"	8"	
8D	10"	10"	8"	6-1/2"	
	6"	6"	5"	4"	
	4"	4"	3-1/2"	2-1/2"	
	3"	3"	2-1/2"	1-1/2"	
					ALL STAPLES
		14 GA.	15 GA.	16 GA.	PROVIDE 1-1/2" PENETRATION
	12"	9-1/2"	8"	6-1/2"	TENETIONION
10D	10"	8"	7"	5-1/2"	
	6"	5"	4"	3-1/2"	
	4"	3"	2-1/2"	2"	
	3"	2-1/2"	2"	1-1/2"	

# FRAMING NAILING SCHEDULE U.N.O.

	CONNECTION DESCRIPTION	NAILING	NOTES
1	JOIST TO TOP PLATE OR BEAM	(2) 16D	TOENAIL
2	BLOCKING (BLKG) TO SILL OR BEAM	16D @ 4"O.C.	TOENAIL
3	SILL TO JOIST, RJ, BLKG, BEAM THRU FLOOR	16D @ 4" O.C.	FACE NAIL
4	TOP OR SILL PLATE TO STUD	(2) 16D	FACE NAIL
5	BUILT UP (MULTIPLE) STUDS / COLUMNS	16D @ 16" O.C.	FACE NAIL
6	DBL. TOP PLATE LAP	16D @ 4" O.C.	FACE NAIL
7	DBL. TOP PLATE INTERSECTION LAP	(2) 16D	FACE NAIL
8	HEADERS, BEAMS, GIRDERS MULTIPL/BUILT UP	(2) 16D @ 16"	FACE NAIL
9	OSB PANELS TO 2X WALL FRAMING	8D @ 6" / 12"	EDGE/INT.

ALL FASTENERS WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.

### SEE NOTES 1.2.3 ROOF PANEL SCHEDULE NOTES (TYP.) ROOF DESIGN SNOW LOAD PANEL THICKNESS ALL ROOF PLANELS SHALL BE APA STAMPED, EXPOSURE 1, & RATED AS FOLLOWS: UP TO 40 PSF UP TO 70 PSF UP TO 130 PSI THICKNESS SPAN RATING FOR ROOF SNOW LOAD SEE DESIGN 7/16" 1/2" 5/8" 24/16 32/16 CRITERIA THIS SHEET. 40/20 ROOF PANEL FASTENING TABLE 2 PROVIDE EDGE NAILING SPEC WHERE PANEL 10D O.C. NAILING FROM PANEL EDGES W, MEETS MEMBER PANEL PANEL INSIDE EDGES SHARING INSIDE ROOF TRUSS, I.E. TRUSS, JOIST, BLOCK. EDGE FIELD JOISTS & BEAMS. PROVIDE EDGE NAILING ALONG ALL BLOCKING. (SEE DIAGRAM BELOW) 12" PROVIDE A MAX. 6/6 6" 6" JOIST OR TRUSS SPACING OF 24" O.C. 3/3 3" 3" HIP ROOF GABLE END ROOF NAILING SCHEDULE NAILING SCHEDULE



ROOF TRUSS & JOIST NOTES			
TRUSSES (PRE-MANUFER'D)	ENGINEERING FOR TRUSSES IS PROVIDED BY THE MANUFACTURED.  A. PROVIDE METAL MANUFACTURED HURRICANE TIES AT ALI TRUSS BEARING LOCATIONS, H2.5 MIN, U.N.O. (SEE PLAN)  4. PROVIDE FULL HIEGHT BLOCKING AT TRUSS BEARING LOCATIONS EVERY OTHER TRUSS SPACING MINIMUM.  5. THESE PLANS HAVE BEEN ENGINEERED BASED ON THE ROOF FRAMING PLANS PROVIDED. TRUSS LAYOUTS DIFFERIN FROM THE ROOF FRAMING PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.  6. THE TRUSS PACKAGE DESIGN SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS A DEFERRED SUBMITTAL PER IBC 2303.4. PRIOR TO PACKAGE SUBMITTAL, IT SHALL BE REVIEWED BY THE ENGINEER OF RECORD AND STAMPED FOR SCENERAL CONFORMANCE.		
ROOF JOISTS	PROVIDE SIMPSON VPA CONNECTORS AT ALL JOIST BEARING LOCATIONS.     PROVIDE FULL HIEGHT BLOCKING EVERY OTHER JOIST.		

## FLOOR SHEATHING NOTES

FLOOR SHEATHING U.N.O.:

- 1. PROVIDE 23/32" 'APA' STAMPED, EXPOSURE 1, T&G OSB PANELS FASTEN WITH 10D COMMON OR GALVANIZED NAILS @ 6" / 12" FDGE / FIFLD O.C.
- PROVIDE CONTINUOUS GLUE JOIST TO PANELS.

# WALL STUD HEIGHTS & LOAD BLOCKING

FRAMED W. (HEIGHTS /	SPANS)		
WALL STUDS MAX. HEIGHT	NOMINAL DF SIZE	VERT. O.C. SPACING	LATERAL SUPPORT
UP TO 10'	2 X 4	16"	NONE
UP TO 12'	2 X 4	12"	OSB,
UP TO 14'	2 X 6	16"	PLYWOOD,
UP TO 16'	2 X 6	12"	OR GLUED
UP TO 18'	2 X 6	8"	GYPSUM
UP TO 17'	1-1/2"x5-1/2"*	16"	BOARD
UP TO 18'	1-1/2"x5-1/2"*	12"	
UP TO 20'	1-1/2"x7-1/4"*	16"	

\*TJI TIMBERSTRAND LSL STUDS. CONTACT ENGINEER FOR OTHER BRANDS OR CONFIGURATIONS.

1. PLAN WALL SPECS, DIMENSIONS AND SCALES GOVERN WALL SIZING.

NOTES (TYP.)

SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.

3. PROVIDE 2X DF OR BTR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED HROUGH WALLS FROM BEAMS AND GIRDER TRUSSES SUPPORTED BY MORE THEN (1) TRIMMER (SEE BEAM SCHEDULE) AND WHEN NOT LOCATED ALONG EXTERIOR WALLS WHEN RIM JOISTS ARE NOT PROVIDED.

# **DESIGN CRITERIA**

GOVERNING CODE:	2015 IBC, ASCE RISK CATEGORY
1. LIVE LOADS:	SLEEPING AREAS 3

2. SNOW LOAD: GROUND Pg 43 PSF 30 PSF + DRIFT ROOF Ps OOF Ps 30 PSF Pf: 30 PSF Cs: 1.0 Ce: 1.0 Ct: 1.0 I: 1.0

BALCONIES OTHER AREAS

DESIGN SPEED: 120 MPH 3 SEC. GUST EXPOSURE: C 3. WIND:

SDC: E n. SITE CLASS: Sms: 1.37 SDC: E R: 6.5 I: 1.0 SITE CLASS: D (ASSUMED) 4. SEISMIC:

6. DEAD LOADS:

FORCE RESISTING SYSTEM: WOOD LIGHT FRAME W/ WOOD PANEL ANALYSIS PROCEDURE:

SIMPLIFIED (IBC 12.14.8) 5. SOIL BEARING: ALLOWABLE PRESSURE ON NATIVE SOIL: 1500 PSF (ASSUMED)

> 15 PSF (ASPHALT SHINGLES)
> 15 PSF (INCL. THIN TILE)
> 10 PSF (STUCCO, SIDING)
> 45 PSF (VENEER: BRICK,STONE) FLOOR WALL CONCRETE 145 PCF (FTGS, FOUND, ETC)

BEAM S	SCHEDULE EX	SEE NOTES 1,2,3,4,5	
DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER QTY. U.N.O.	TYPE U.N.O.
MIN. BEAM OR HEADER U.N.O.	(2) 2 X 10 DF#2	1	2X4
B(2)5.1/2	(2) 1-3/4" X 5-1/2" LVL	1	2X4
B(2)6	(2) 2 X 6 DF/HF#2	1	2X4
B(2)7.1/4	(2) 1-3/4" X 7-1/4" LVL	1	2X4
B(3)7,1/4	(3) 1-3/4" X 7-1/4" LVL	1	2X4
B(2)8	(2) 2 X 8 DF/HF#2	1	2X4
B(3)8	(3) 2 X 8 DF/HF#2	1	2X6
B(2)9.1/2	(2) 1-3/4" X 9-1/2" LVL	3	2X4
B(3)9.1/2	(3) 1-3/4" X 9-1/2" LVL	3	2X6
B(2)10	(2) 2X10" DF/HF #2	1	2X4
B(3)10	(3) 2 X 10 DF/HF#2	1	2X4
B(1)11.7/8	(1) 1-3/4" X 11-7/8" LVL	2	2X4
B(2)11.7/8	(2) 1-3/4" X 11-7/8" LVL	3	2X4
B(3)11.7/8	(3) 1-3/4" X 11-7/8" LVL	4	2X6
B(4)11.7/8	(4) 1-3/4" X 11-7/8" LVL	5	2X6
B(2)12	(2) 2 X 12 DF/HF#2	1	2X4
B(3)12	(3) 2 X 12 DF/HF#2	1	2X6
B(2)14	(2) 1-3/4" X 14" LVL	4	2X4
B(3)14	(3) 1-3/4" X 14" LVL	4	2X6
B(2)16	(2) 1-3/4" X 16" LVL	4	2X4
B(3)16	(3) 1-3/4" X 16" LVL	5	2X6
B(2)18	(2) 1-3/4" X 18" LVL	5	2X4
B(3)18	(3) 1-3/4" X 18" LVL	5	2X6
GLB	WOOD GLULAM BEAM.	SEE PLAN	
W#X##	STEEL WIDE FLANGE BEAM	SEE PLAN	

- JOIN MULTIPLE PIECE BEAMS W/ (2) 16D @ 12" O.C.
- 1. DOWN MOBILITE FIELD BEAMS W/ (2/ 10D @ 1/2 U.C.
  2. PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #CB) TO
  TIE BEAMS GREATER THAN 6'-O" TO POSTS OR TRIMMERS.
  3. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM.
  MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI F'S OR BTR.
  4. CIB IS CILII AM BEAM 2500/105 745 W SEED LIME GREATER. . GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O. 5. ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi,
- X-BEAM IS ROSBORO X-BEAM BRAND GLULAM BEAMS OR EQUIV
- ALL BEAMS AND HEADERS MAY HAVE UP TO A 1-1/2" DIAMETER HOLE THRU THE ANY LOCATION OF THE SPAN, BUT NOT WITHIN 1 OF THE TOP OF BOTTOM OF THE DEPTH.





KYLE: (801) 791-6274 TRAVIS:(435)720-2907 kyle@price-engineering.com travis@price-engineering.com

Date / Revision 08/01/17

DRIVE V, UTAH BYBEE DE 2670 E South

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COMBE HLL PLAN Seneca Notting P Residential Plan