

## SQUARE FOOTAGES

UNFINISHED SQUARE FOOTAGE		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		<b>1,929.51 sq ft</b>	2 - FINISHED	1,929.51		1,025.11 sq ft
	<b>1,492.13 sq ft</b>				<b>3,421.64 sq ft</b>		

## 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 INVOLVED.

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

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

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 BE FOLLOWED.

## SHEET INDEX

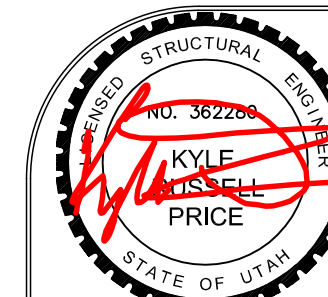
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### CEILING HEIGHTS

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

SEWER/SEPTIC

SEWER



DATE: 8/3/17

REVISION: R-4E

SCALE: N/A

# AA01



GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 668-6794

ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

COVER SHEET

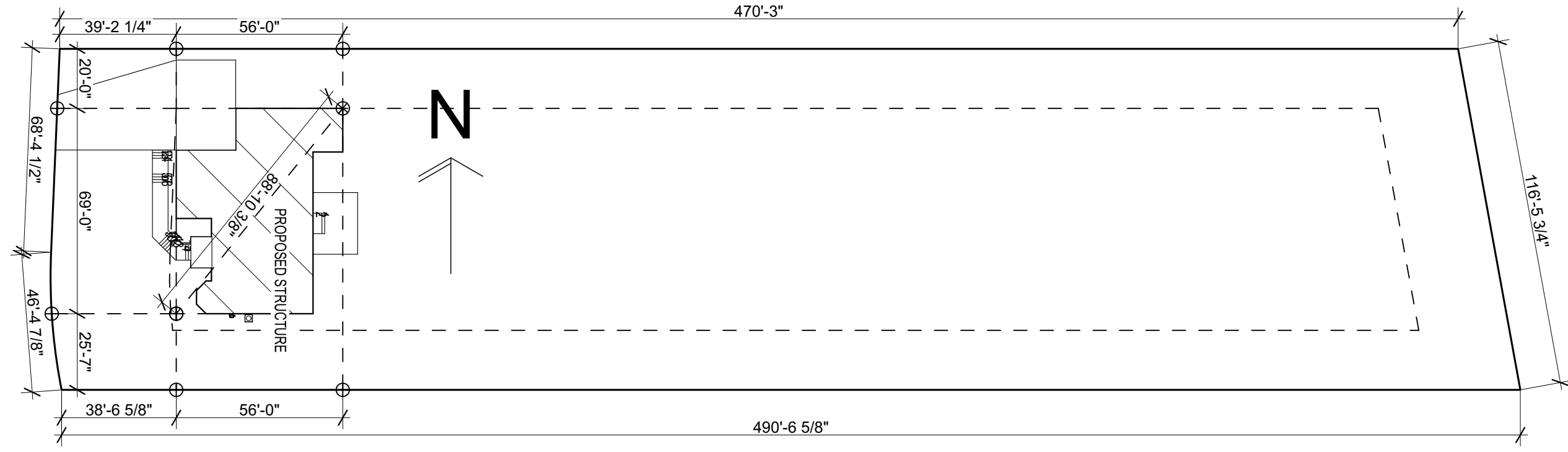
PROJECT NAME:  
TEMPLATE  
PLAN A, ELEVATION B

CLIENT:  
RICH  
COMBE

PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

NOTICE: THESE DESIGNS AND DRAWINGS ARE CONFIDENTIAL AND THE EXCLUSIVE PROPERTY OF SENECA DESIGN L.L.C. AND ARE NOT TO BE DISCLOSED WITHOUT EXPRESS PERMISSION OF SENECA DESIGN L.L.C. THEY MAY NOT BE USED OR DUPLICATED WITH OUT THE EXPRESS PERMISSION OF SENECA DESIGN L.L.C. SENECA DESIGN L.L.C. ELEVATIONS ARE ARTISTIC REPRESENTATIONS ONLY, AND WILL DIFFER FROM THE FINAL PRODUCT. DISCLAIMER: ACTUAL SITE CONDITIONS MAY VARY FROM WHAT PLANS SHOW. PLANS SUBJECT TO CHANGE ON SITE. ELEVATIONS ARE ARTISTIC REPRESENTATIONS ONLY, AND WILL DIFFER FROM THE FINAL PRODUCT.





DATE: 8/3/17  
 REVISION: R-4E  
 SCALE: 1" = 20'

**AA03**



JAMES HOTH: 435-720-2087  
 SENECA.DESIGN.JH@GMAIL.COM

GENERAL CONTRACTOR:  
 NOTTING HILL HOMES  
 CONTACT: (801) 688-6794

ENGINEER:  
 ENGINEERING COMPANY  
 PHONE NUMBER

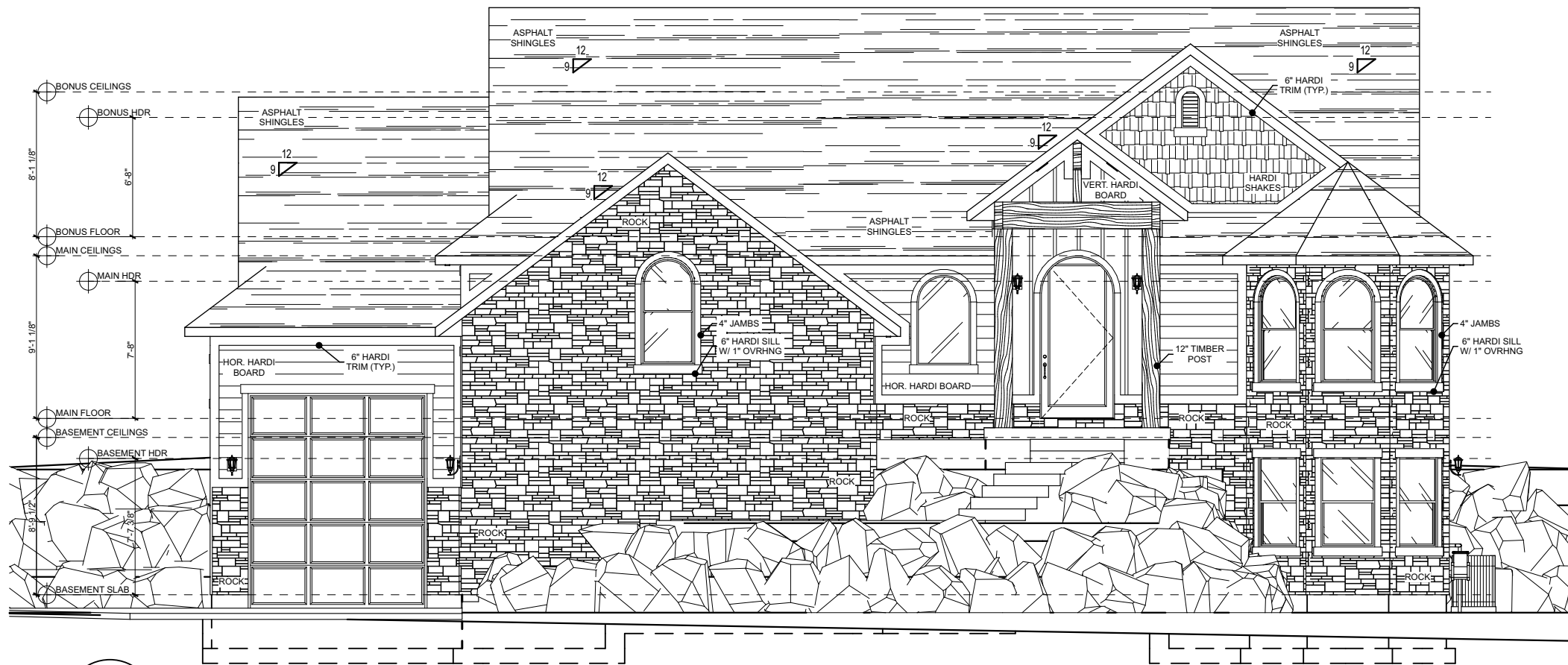
SITE PLAN

PROJECT NAME:  
 NH-CUSTOM-COMBE

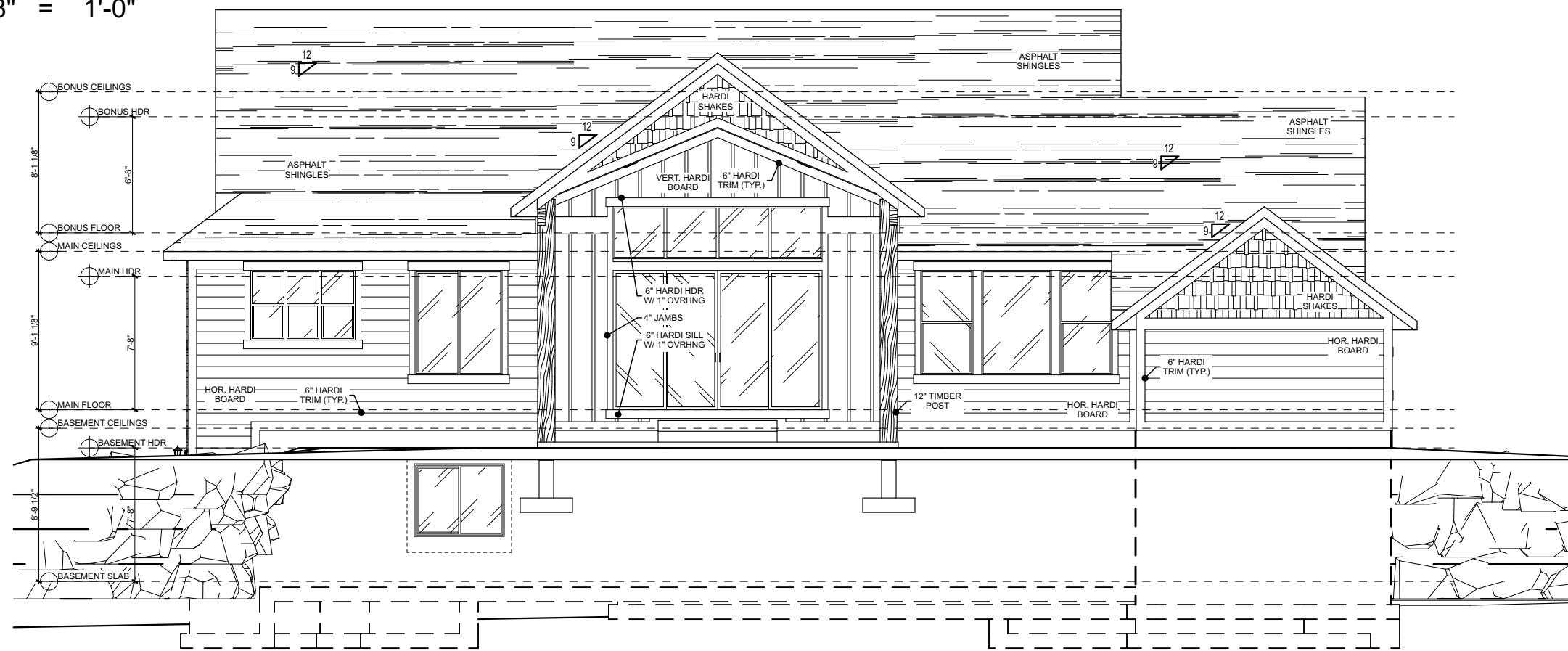
CLIENT:  
 RICH  
 COMBE

PROJECT ADDRESS  
 SUBDIVISION NAME  
 LOT NUMBER  
 2870 BYBEE DRIVE  
 SOUTH OGDEN, UT

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AA FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



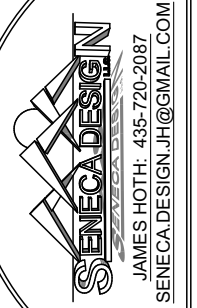
AA REAR ELEVATION  
SCALE: 1/8" = 1'-0"

## ROOF VENT NOTE:

SEE PAGE A02, LIGHT AND VENILATION NOTES,  
PARAGRAPH #9

### CEILING HEIGHTS

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



SENECA DESIGN  
JAMES HOTTH: 435-720-2087  
SENECA.DESIGN.JH@GMAIL.COM

GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 688-6794

ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

FRONT & REAR ELEVATIONS

PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

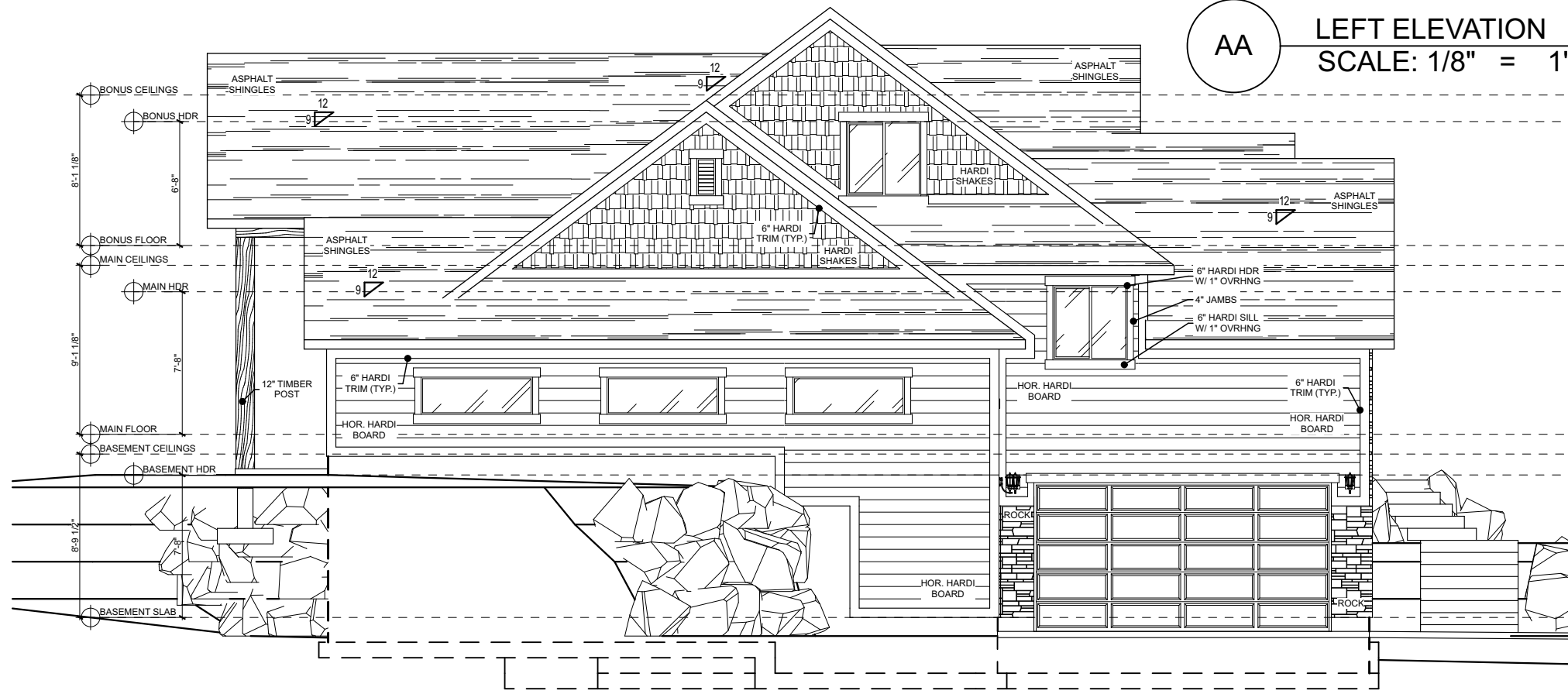
CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE

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DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

AA04



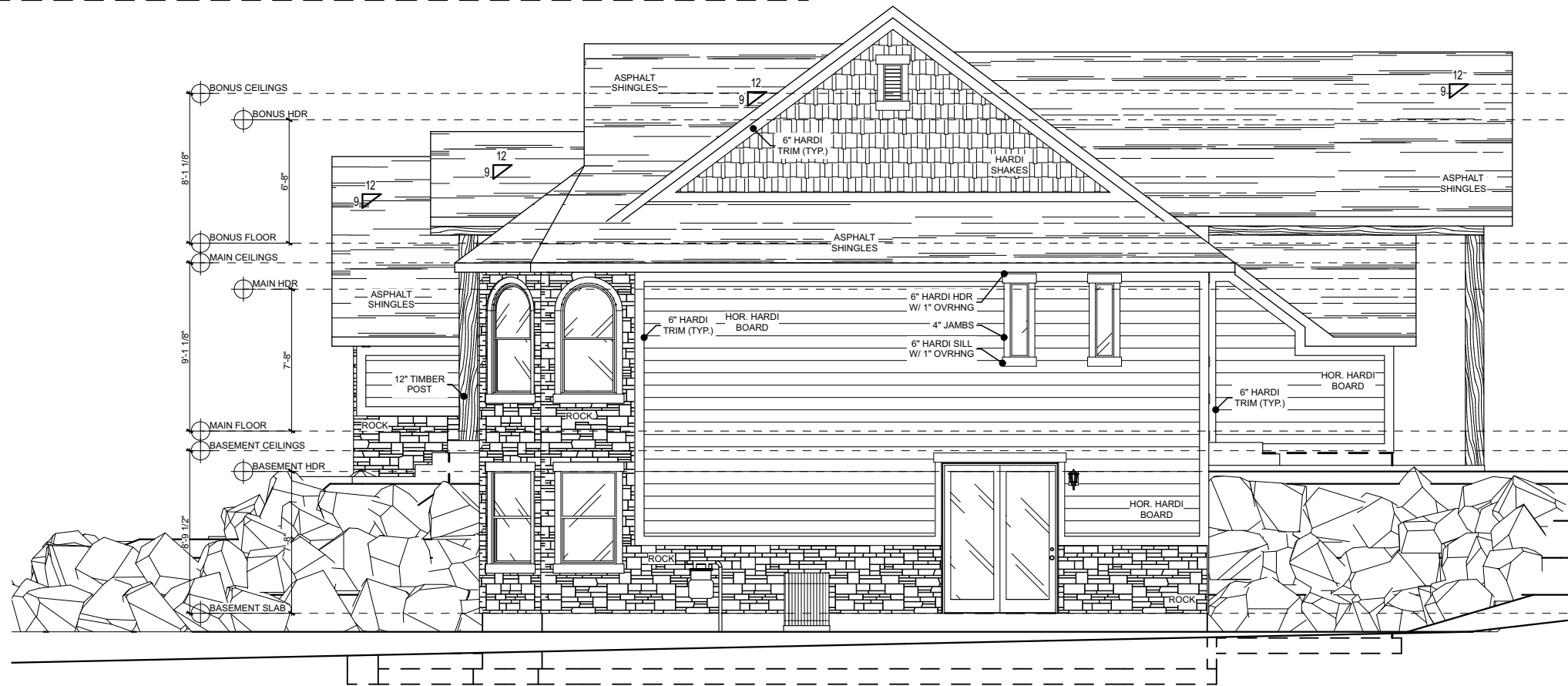
**AA** LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

**ROOF VENT NOTE:**

SEE PAGE A02, LIGHT AND VENILATION NOTES, PARAGRAPH #9

**CEILING HEIGHTS**

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



**AA** RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE

SENECA DESIGN  
JAMES HOTTH: 435-720-2087  
SENECA.DESIGN.JH@GMAIL.COM

GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 688-6794

ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER  
RIGHT & LEFT ELEVATIONS

DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

**AA05**

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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 SECTION SIZE		REINFORCEMENT	
	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		REINFORCEMENT	
	LENGTH	WIDTH	LONGWISE	SHORTWISE
FS36	36"	36"	(4) #4	(4) #4

NOTES  
 1. PROVIDE REINF. STEEL 3" FROM BOTTOM OF FOOTINGS.  
 2. PROVIDE CONT. 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.N.O.  
 5. SCHEDULE SHOWN APPLICABLE TO APPLIED PLAN ONLY.  
 6. FOOTINGS SUPPORTING CONCRETE FOUNDATION WALLS: PROVIDE "HOOKED" VERTICAL REINFORCEMENT EMBEDDED IN FOOTING 6" AND EXTENDING OUT OF FOOTING 24" TO LAP FOUNDATION WALL REINFORCEMENT. VERTICAL EMBEDDED REINFORCEMENT TO MATCH FOUNDATION WALL VERTICAL SPACING SPECIFICATION

PIER SCHEDULE				
SPEC	CONTINUOUS SECTION SIZE		REINFORCEMENT	
	DIA.	SQUARE OPTION	VERTICAL	TIES
P12	12"	12" X 12" MIN.	(4) #4	#3 @ 12" O.C.

NOTES  
 1. EMBED VERTICAL REINFORCEMENT INTO PIER FOOTING 5" MIN.  
 2. ALL VERTICAL REINFORCEMENT 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.

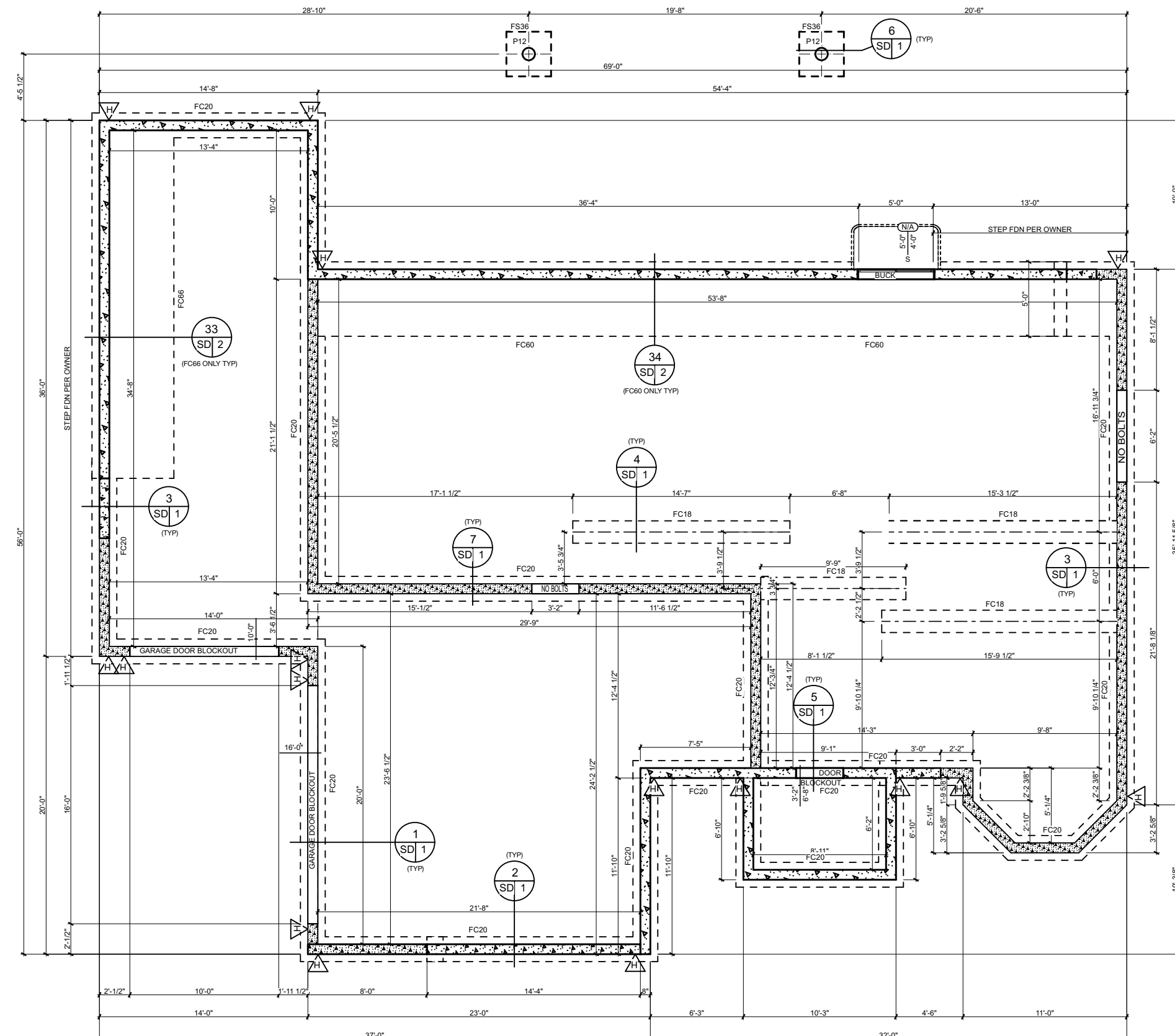
FOUNDATION WALL SCHEDULE				
SPEC	DESCRIPTION			
FND8	8" THICK CONTINUOUS (TYPICAL U.N.O.)			
HEIGHTS	REINFORCEMENT (O.C.)	OPENING LINTELS		
		VERTICAL	HORIZONTAL	MAX SPAN / MIN DEPTH
2'-0"	#4 @ 32"	(2) #4	2'-0"	6"
3'-0"	#4 @ 32"	(3) #4	2'-0"	6"
4'-0"	#4 @ 24"	(4) #4	3'-0"	6"
6'-0"	#4 @ 24"	(5) #4	3'-0"	6"
8'-0"	#4 @ 24"	(6) #4	6'-0"	12"
9'-0"	#4 @ 16"	(7) #4	6'-0"	12"
10'-0"	#4 @ 10"	#4 @ 10"	6'-0"	12"
9' W/ 60" FTG	SEE DETAIL 34		6'-0"	12"
10' W/ 66" FTG	SEE DETAIL 33		6'-0"	12"

NOTES  
 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.  
 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  
 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:  
 SIMPSON #STHD10(RJ) CAST IN PLACE. (16 TYP.)  
 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 SET-XP EPOXY. PROVIDE (2) 2X4 MINIMUM TIE POST.



SEE SHEET SD3 FOR CONCRETE & REINFORCEMENT SPECIFICATIONS, AND SOIL DESIGN ASSUMPTIONS

FOUNDATION WALL DESIGNED FOR TOP SUPPORT. USE CARE WHEN BACKFILLING PRIOR TO FRAMED FLOOR SYSTEM INSTALLATION AS FOUNDATION WALLS CAN MOVE WHEN INITIALLY LOADED WITH BACKFILL. ALL WALLS SHOULD CURE FOR 7 DAYS PRIOR TO ANY BACKFILL. PRUDENTLY PROVIDE COMPACTION OF BACKFILL 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 PLAN

**BRICK**  
 BOLTS ON INSIDE OF FOUNDATION WALL

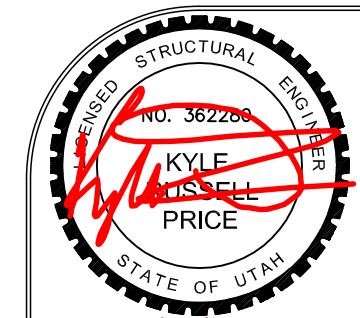
**STONE**  
 BOLTS CENTERED IN FOUNDATION WALL

**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 FINISHED FRAMING (EXTERIOR SHEATHING) NOT THE FOUNDATION



DATE: 8/3/17  
 REVISION: R-4E  
 SCALE: 1/8" = 1'-0"

**AA06**

**PROJECT ADDRESS:**  
 SUBDIVISION NAME  
 LOT NUMBER  
 2870 BYBEE DRIVE  
 SOUTH OGDEN, UT

**CLIENT:**  
 RICH COMBE

**PROJECT NAME:**  
 NH-CUSTOM-COMBE

**GENERAL CONTRACTOR:**  
 NOTTING HILL HOMES  
 CONTRACT: (801) 688-6794

**ENGINEER:**  
 ENGINEERING COMPANY  
 PHONE NUMBER

**FOUNDATION PLAN**

**SENeca DESIGN**  
 JAMES HOTTH: 435-720-2087  
 SENeca.DESIGN.JH@GMAIL.COM

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# SQUARE FOOTAGES

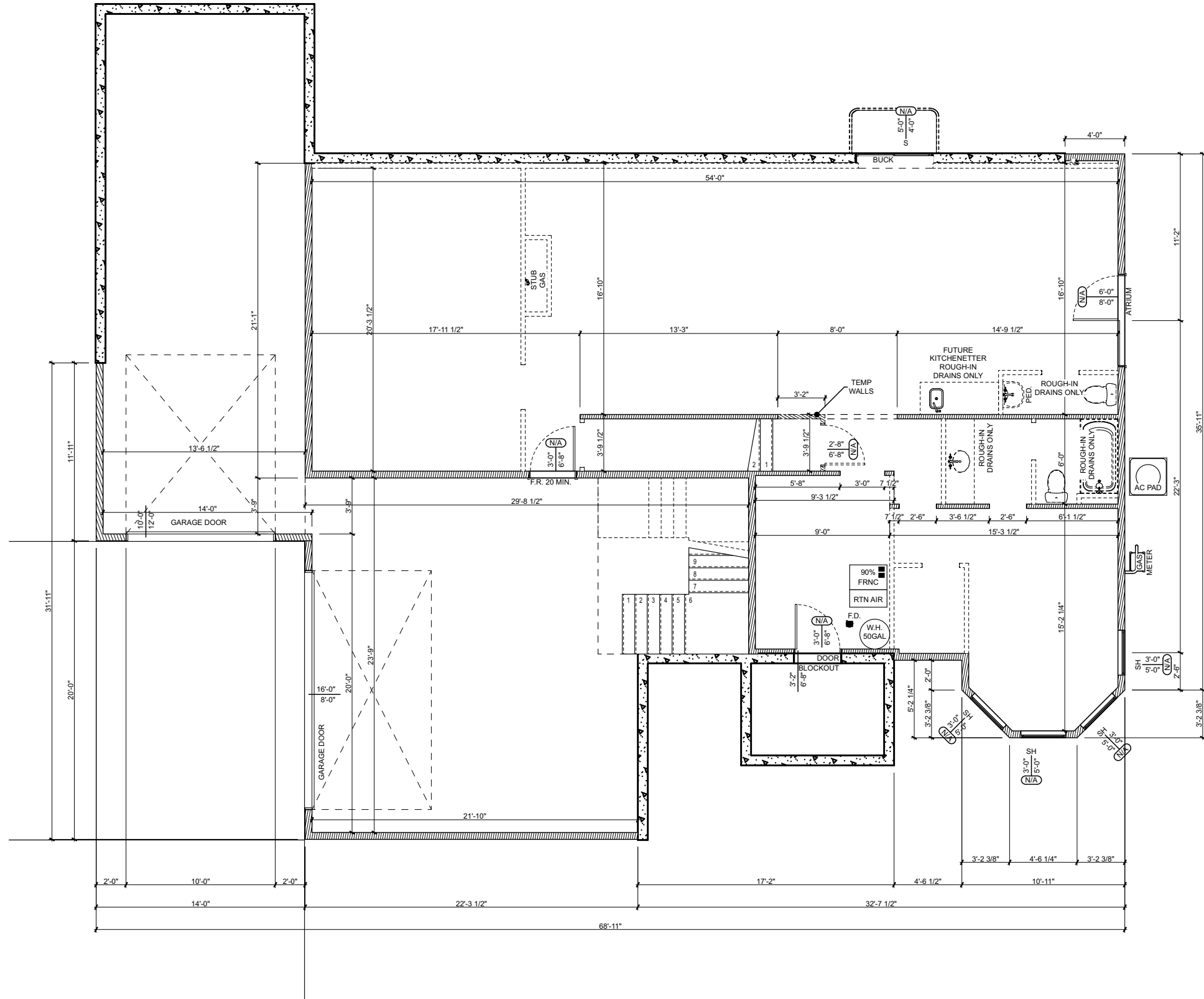
## UNFINISHED SQUARE FOOTAGE

(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			2 - FINISHED	1,929.51		1,025.11 sq ft
	<b>1,492.13 sq ft</b>		<b>1,929.51 sq ft</b>		<b>3,421.64 sq ft</b>		

## FINISHED SQUARE FOOTAGE

## TOTAL SQUARE FOOTAGE

## GARAGE SLAB SQUARE FOOTAGE



BASE GAS STUBS (NOT INCLUDING FURN. & W.H.)		
Object Name	Quantity	2D Symbol
GAS STUB	1	

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	S = SLIDER
C = CASEMENT	F = FIXED
SH2 = SINDGLE HUNG (x2)	A = AWNING

DATE: 8/3/17  
 REVISION: R-4E  
 SCALE: 1/8" = 1'-0"

# AA07

**SENECA DESIGN**  
 ARCHITECTS  
 JAMES HOTH: 435-720-2087  
 SENECA.DESIGN.JH@GMAIL.COM

**GENERAL CONTRACTOR:**  
 NOTTING HILL HOMES  
 CONTACT: (801) 688-6794

**ENGINEER:**  
 ENGINEERING COMPANY  
 PHONE NUMBER

**PROJECT NAME:**  
 NH-CUSTOM-COMBE

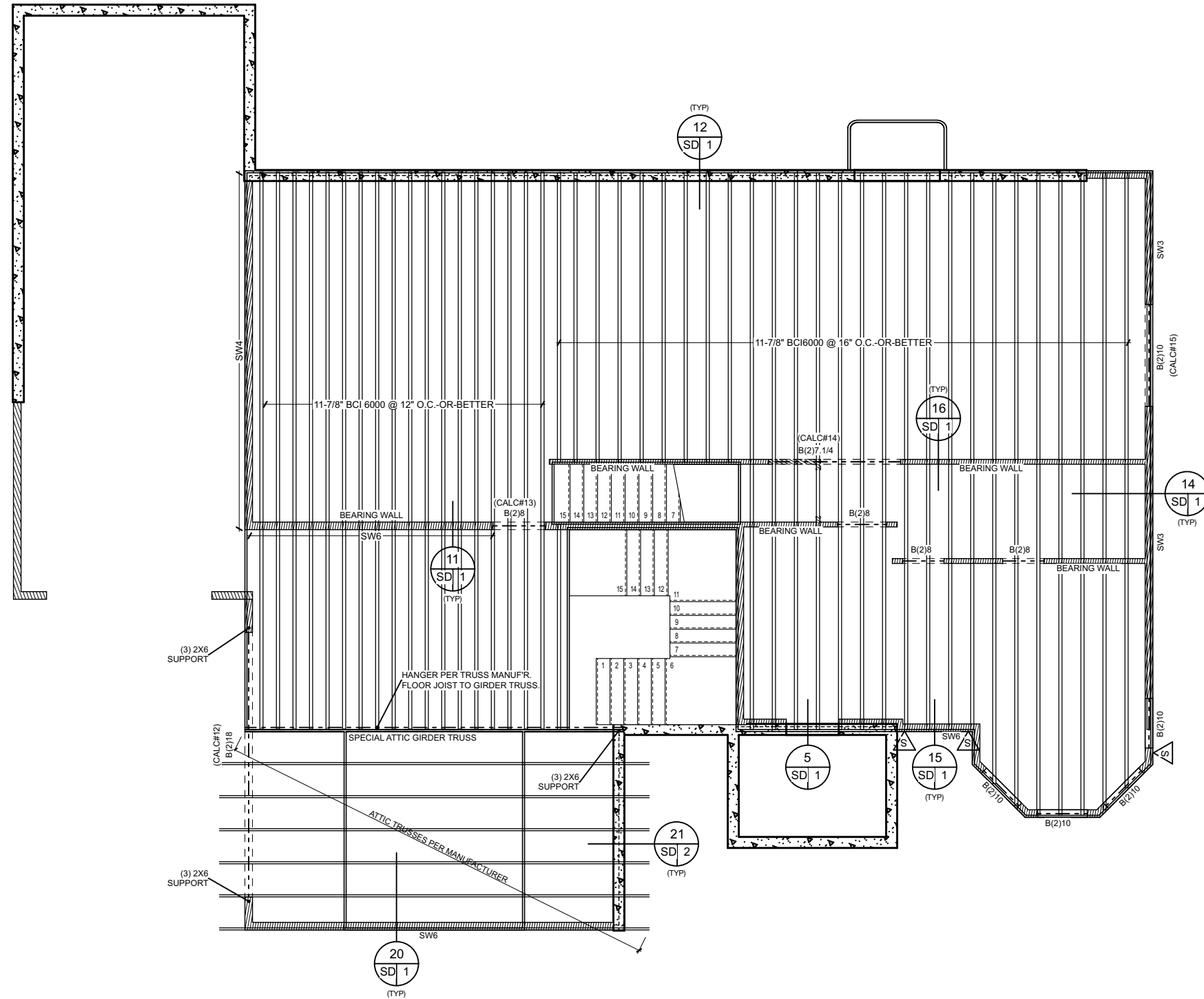
**CLIENT:**  
 RICH COMBE

**PROJECT ADDRESS**  
 SUBDIVISION NAME  
 LOT NUMBER  
 2870 BYBEE DRIVE  
 SOUTH OGDEN, UT


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# 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.



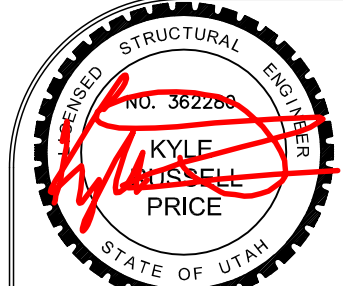
SEE SHEET SD3 FOR WOOD FRAMING SPECS AND NOTES.  
SW#: SHEAR WALL. SEE SHEET SD3.

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

### BEAM SCHEDULE EX

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	
WFX#	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. LVL IS LAMINATED VENEER LUMBER, I.E. MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2800 PSI F<sub>b</sub> OR BTR.
- 4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 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.
- 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.



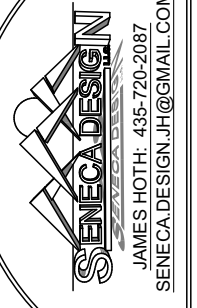
DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

# AA08

PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE



GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 668-6794

ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

MAIN FLOOR JOIST

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# SQUARE FOOTAGES

## UNFINISHED SQUARE FOOTAGE

(1) BASEMENT UNFINIS... 1,432.11  
 (2) MAIN FINISHED 60.02  
**1,492.13 sq ft**

## FINISHED SQUARE FOOTAGE

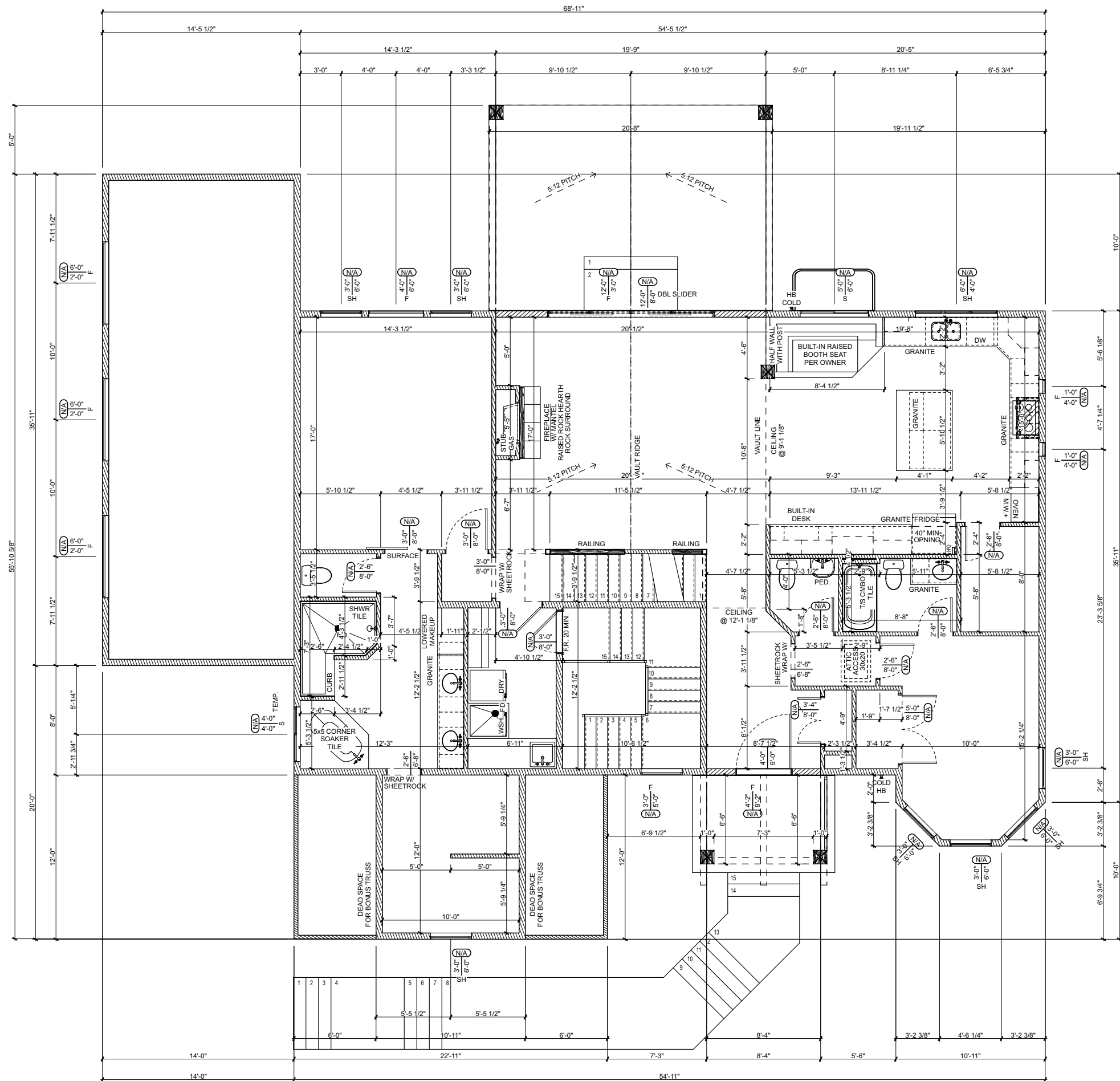
1,929.51 1 - UNFINISHED  
 1,929.51 2 - FINISHED  
**1,929.51 sq ft**

## TOTAL SQUARE FOOTAGE

1,492.13 3 CAR GARAGE  
 1,929.51  
**3,421.64 sq ft**

## GARAGE SLAB SQUARE FOOTAGE

1,025.11  
 1,025.11 sq ft



### 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	S = SLIDER
C = CASEMENT	F = FIXED
SH2 = SINDGLE HUNG (x2)	A = AWNING

MAIN GAS STUBS (NOT INCLUDING FURN. OR W.H.)		
Object Name	Quantity	2D Symbol
GAS STUB	1	

DATE: 8/3/17  
 REVISION: R-4E  
 SCALE: 1/8" = 1'-0"

# AA09

ENGINEER:  
 ENGINEERING COMPANY  
 PHONE NUMBER

GENERAL CONTRACTOR:  
 NOTTING HILL HOMES  
 CONTACT: (801) 688-6794

**SENECA DESIGN**  
 JAMES HOTH: 435-720-2087  
 SENECA.DESIGN.JH@GMAIL.COM

PROJECT NAME:  
 NH-CUSTOM-COMBE

CLIENT:  
 RICH  
 COMBE

PROJECT ADDRESS  
 SUBDIVISION NAME  
 LOT NUMBER  
 2870 BYBEE DRIVE  
 SOUTH OGDEN, UT

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# SQUARE FOOTAGES

## UNFINISHED SQUARE FOOTAGE

(1) BASEMENT UNFINIS... 1,432.11  
 (1) COLD STORAGE 60.02  
**1,492.13 sq ft**

## FINISHED SQUARE FOOTAGE

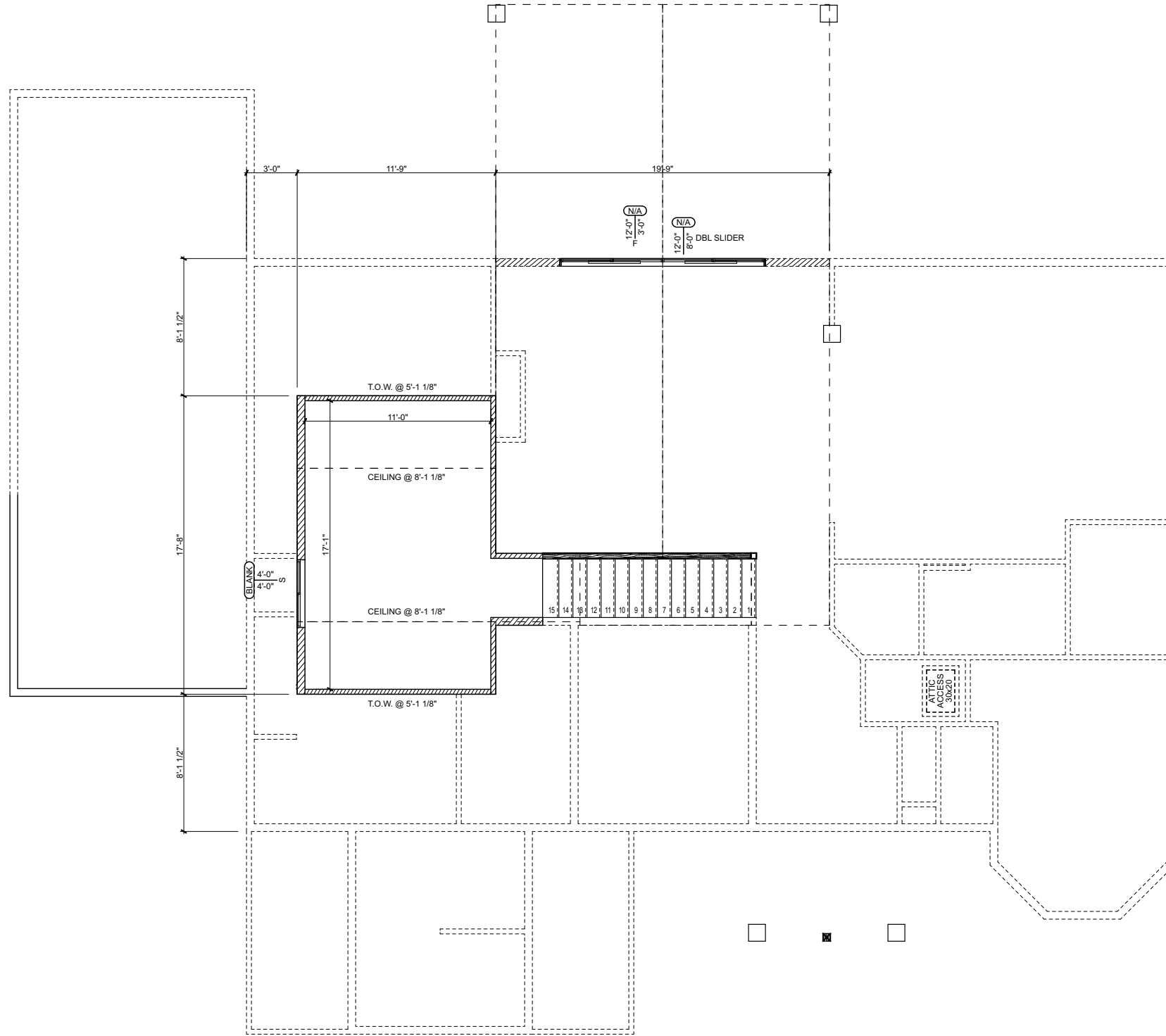
(2) MAIN FINISHED 1,929.51  
 2 - FINISHED 1,929.51  
**1,929.51 sq ft**

## TOTAL SQUARE FOOTAGE

1 - UNFINISHED 1,492.13  
 2 - FINISHED 1,929.51  
**3,421.64 sq ft**

## GARAGE SLAB SQUARE FOOTAGE

3 CAR GARAGE 1,025.11  
**1,025.11 sq ft**



### 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 S = SLIDER  
 C = CASEMENT F = FIXED  
 SH2 = SINDGLE HUNG (x2) A = AWNING

DATE: 8/3/17

REVISION: R-4E

SCALE: 1/8" = 1'-0"

# AA10

ENGINEER:  
 ENGINEERING COMPANY  
 PHONE NUMBER

GENERAL CONTRACTOR:  
 NOTTING HILL HOMES  
 CONTACT: (801) 688-6794

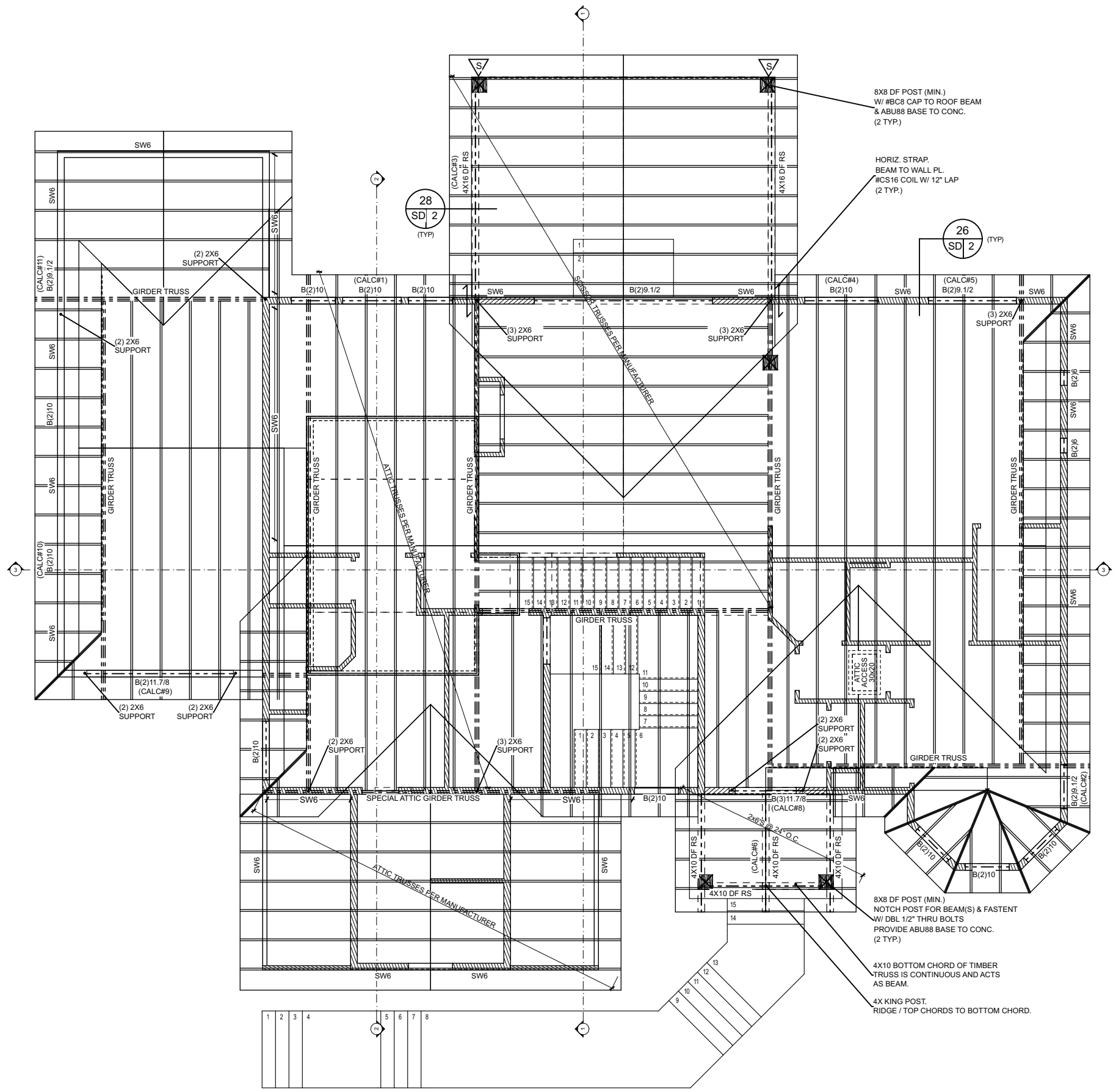
**SENECA DESIGN**  
 JAMES HOTH: 435-720-2087  
 SENECA.DESIGN.JH@GMAIL.COM

PROJECT NAME:  
 NH-CUSTOM-COMBE

CLIENT:  
 RICH  
 COMBE

PROJECT ADDRESS  
 SUBDIVISION NAME  
 LOT NUMBER  
 2870 BYBEE DRIVE  
 SOUTH OGDEN, UT

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SEE SHEET SD3 FOR WOOD FRAMING SPECS AND NOTES.  
SW#: SHEAR WALL. SEE SHEET SD3.

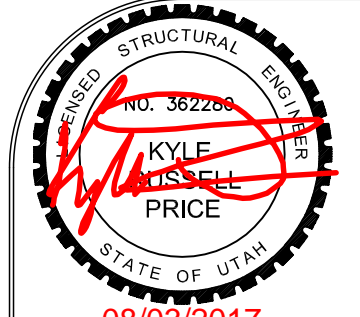
**S** VERTICAL FRAMING STRAP. LOWER BEAM END TO UPPER TRUSS END. SIMPSON CS16 COIL W/ 9" LAP. (2 TYP.)

**BEAM 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	

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. LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI F<sub>b</sub> OR BTR.
4. GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
5. ALL STEEL BEAMS TO MEET ASTM A992 OR F<sub>y</sub> = 50 ksi, F<sub>u</sub> = 65 ksi CRITERIA.
6. X-BEAM IS ROSSBORO X-BEAM BRAND GLULAM BEAMS OR EQUIV.
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.



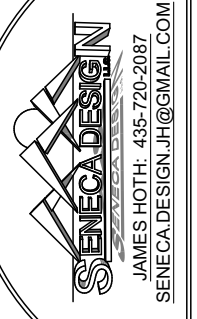
DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

**AA11**

**PROJECT ADDRESS**  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

**CLIENT:**  
RICH COMBE

**PROJECT NAME:**  
NH-CUSTOM-COMBE



**GENERAL CONTRACTOR:**  
NOTTING HILL HOMES  
CONTACT: (801) 688-6794

**ENGINEER:**  
ENGINEERING COMPANY  
PHONE NUMBER

**ROOF PLAN**

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# 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

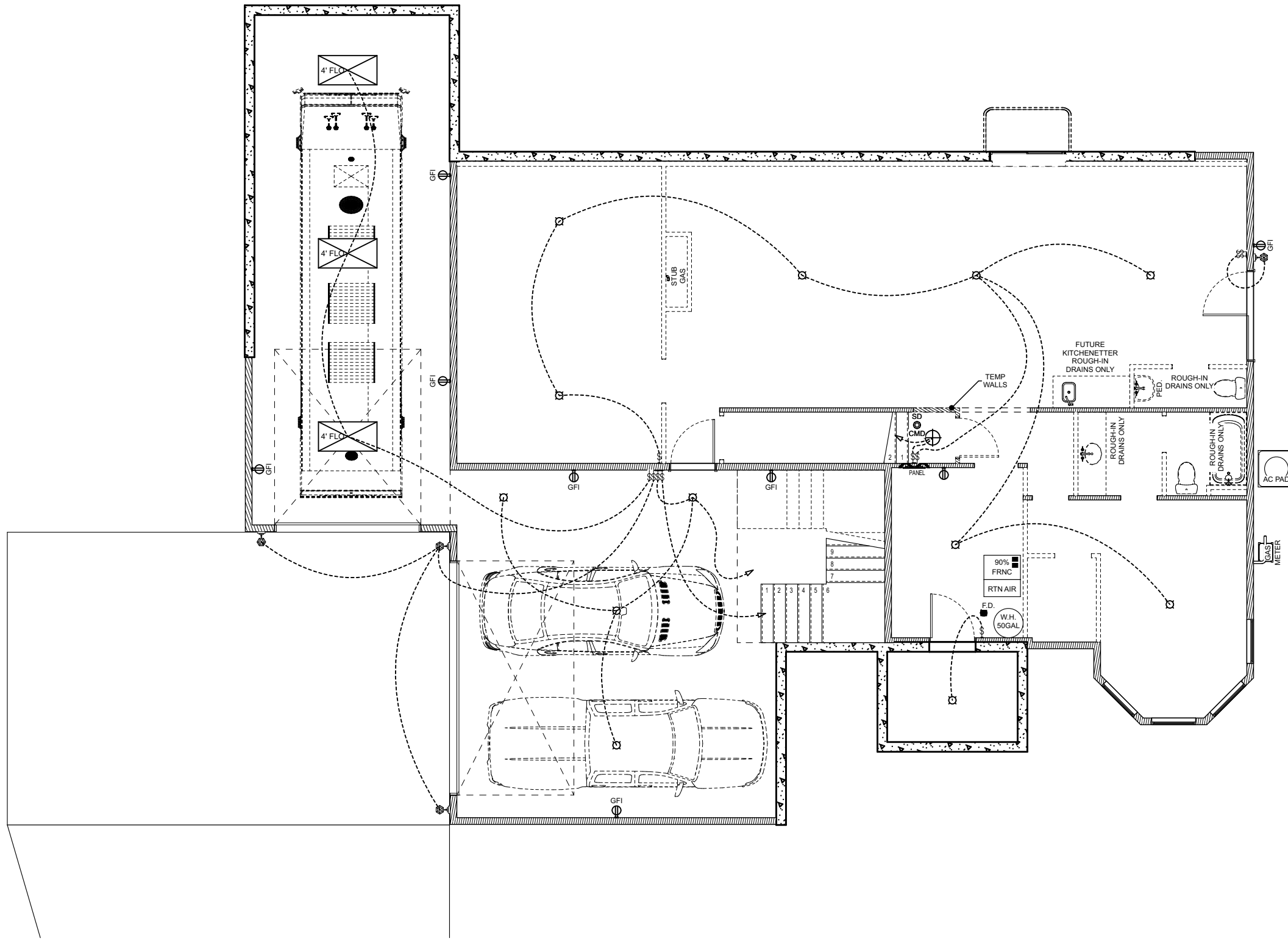
# ELECTRICAL BULB NOTE:

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

ALL BEDROOMS TO HAVE A 3 BULB FIXTURE, NO EXCEPTIONS

## BASEMENT ELECTRICAL SCHEDULE

Symbol	Description	Qty
	ELECTRICAL PANEL	1
	LIGHT - FLORESCENT	3
	LIGHT - FLUSHMOUNT	1
	LIGHT - KEYLESS	12
	LIGHT-COACH LIGHT	4
	PLUG - 110v	1
	PLUG - GFI	7
	SWITCH - 1	2
	SWITCH - 2	2
	SWITCH - 4	1



PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE



GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 688-6794

ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

BASEMENT ELECTRICAL

DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

**AA12**

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# SHELVING NOTE:

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

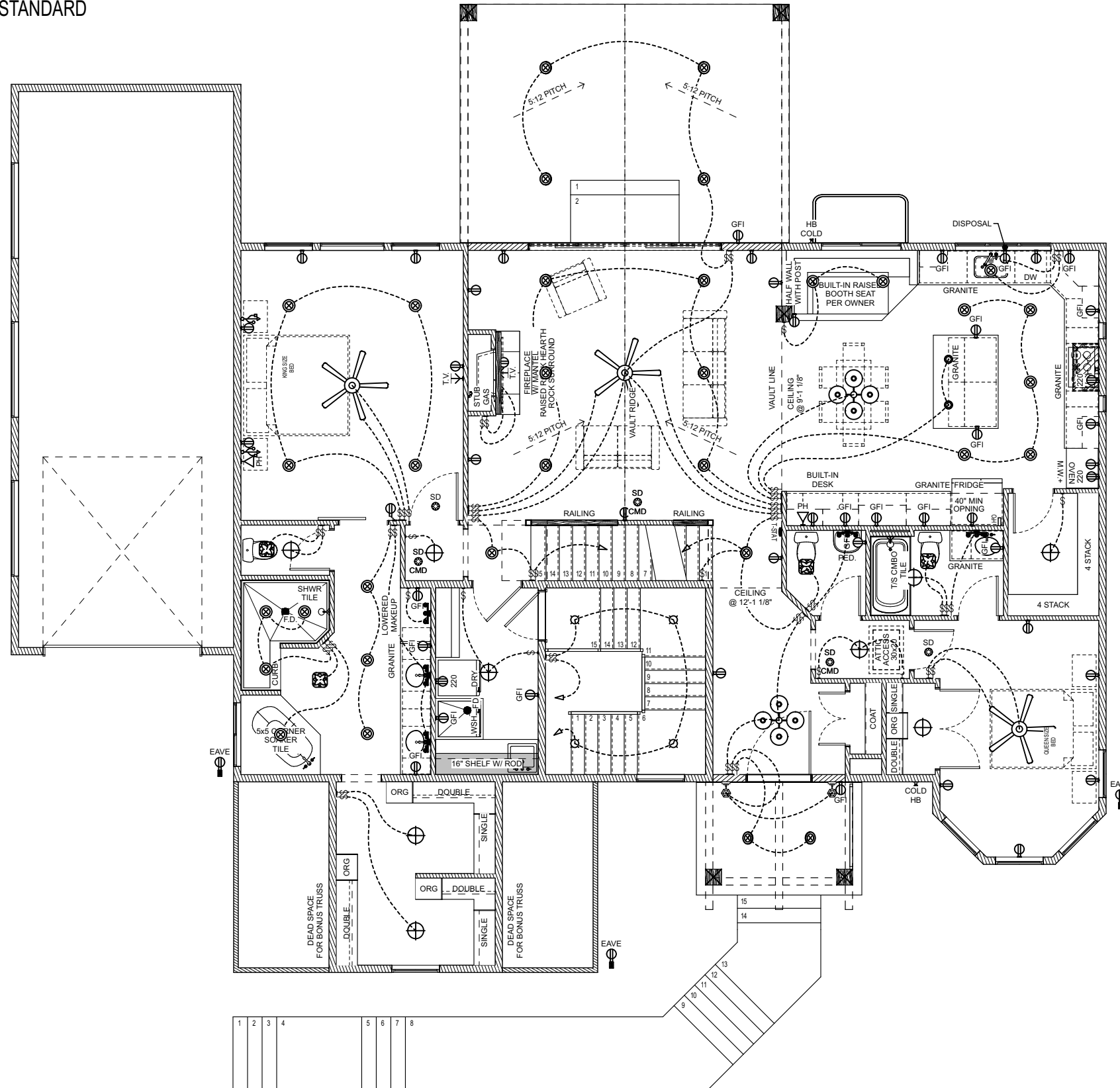
ALL WALK-IN DEPTH CLOSETS (3'-0"+) TO HAVE A 16" TOP SHELF

ALL SHELVING BELOW TOP SHELF TO BE 16" STANDARD

# ELECTRICAL BULB NOTE:

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

ALL BEDROOMS TO HAVE A 3 BULB FIXTURE, NO EXCEPTIONS



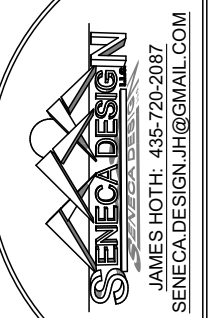
## MAIN ELECTRICAL SCHEDULE

Symbol	Description	Qty
	BATH FAN	4
	LIGHT - CEILING FAN	3
	LIGHT - CHANDELIER	2
	LIGHT - FLUSHMOUNT	9
	LIGHT - KEYLESS	4
	LIGHT - PENDANT	2
	LIGHT - RECESSED	33
	LIGHT - STRIP LIGHT 3	5
	LIGHT-COACH LIGHT	2
	LOW VOLT - PHONE	2
	LOW VOLT - T.V.	2
	PLUG - 110+USB	2
	PLUG - 110v	24
	PLUG - 220v	3
	PLUG - EAVE	3
	PLUG - GFI	19
	SWITCH - 1	9
	SWITCH - 2	11
	SWITCH - 3	5
	SWITCH - 4	2
	THERMOSTAT	1

PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE



JAMES HOTH: 435-720-2087  
SENECA.DESIGN.JH@GMAIL.COM

GENERAL CONTRACTOR:  
NOTHING HILL HOMES  
CONTACT: (801) 688-6794

ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

MAIN ELECTRICAL

DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

# AA13

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# SHELVING NOTE:

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

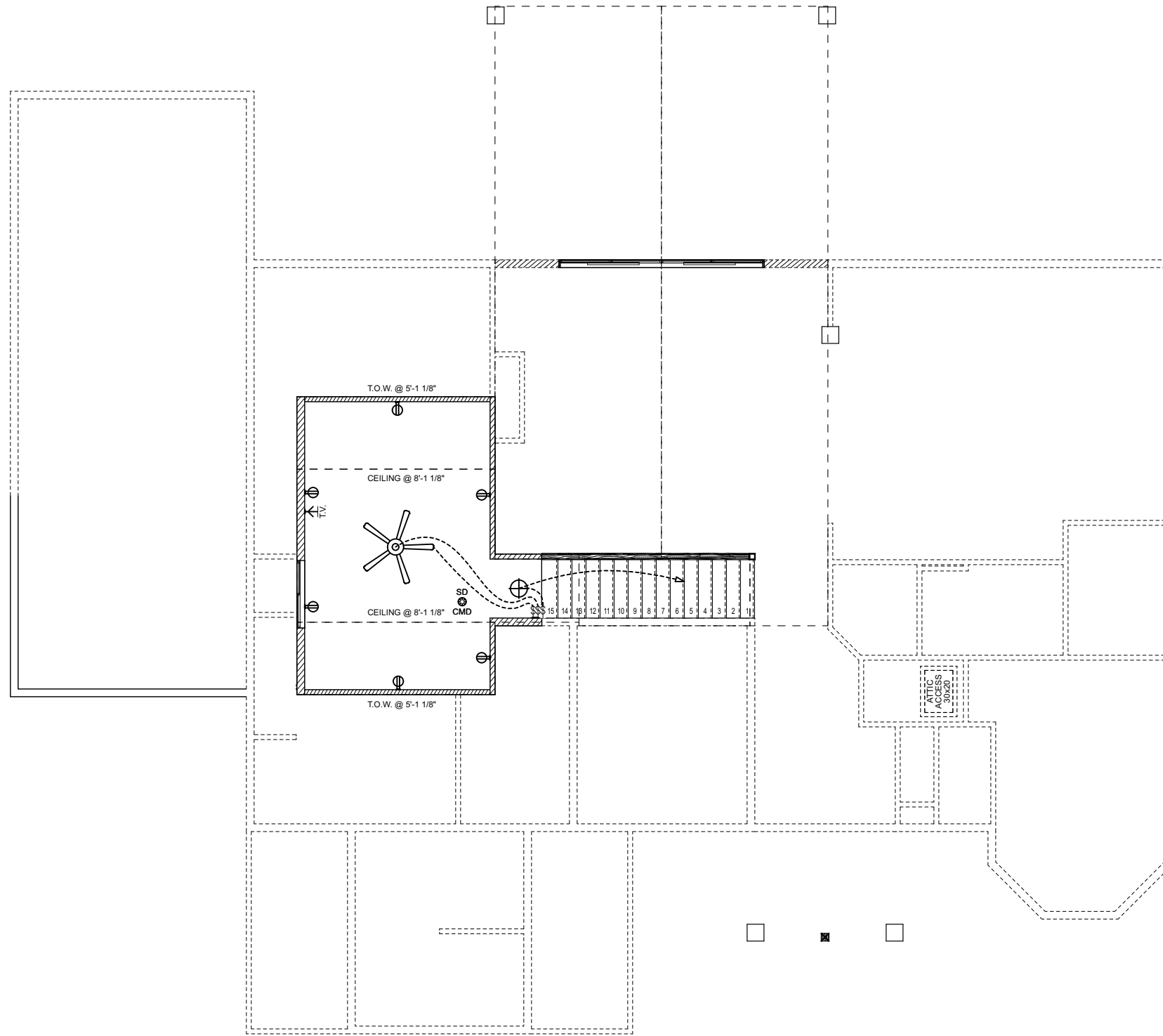
ALL WALK-IN DEPTH CLOSETS (3'-0"+) TO HAVE A 16" TOP SHELF

ALL SHELVING BELOW TOP SHELF TO BE 16" STANDARD

# ELECTRICAL BULB NOTE:

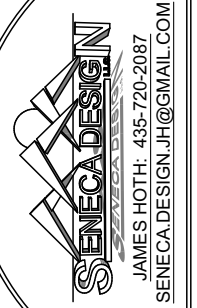
ALL FLUSH MOUNT LIGHTS TO BE A MINIMUM OF A (2) TWO BULB FIXTURE.

ALL BEDROOMS TO HAVE A 3 BULB FIXTURE, NO EXCEPTIONS



## ROOF/BONUS ELECTRICAL SCHEDULE

Symbol	Description	Qty
	LIGHT - CEILING FAN	1
	LIGHT - FLUSHMOUNT	1
	LOW VOLT - T.V.	1
	PLUG - 110v	6
	SWITCH - 3	1



GENERAL CONTRACTOR:  
 NOTTING HILL HOMES  
 CONTACT: (801) 688-6794

ENGINEER:  
 ENGINEERING COMPANY  
 PHONE NUMBER

ROOF/BONUS ELECTRICAL

PROJECT ADDRESS  
 SUBDIVISION NAME  
 LOT NUMBER  
 2870 BYBEE DRIVE  
 SOUTH OGDEN, UT

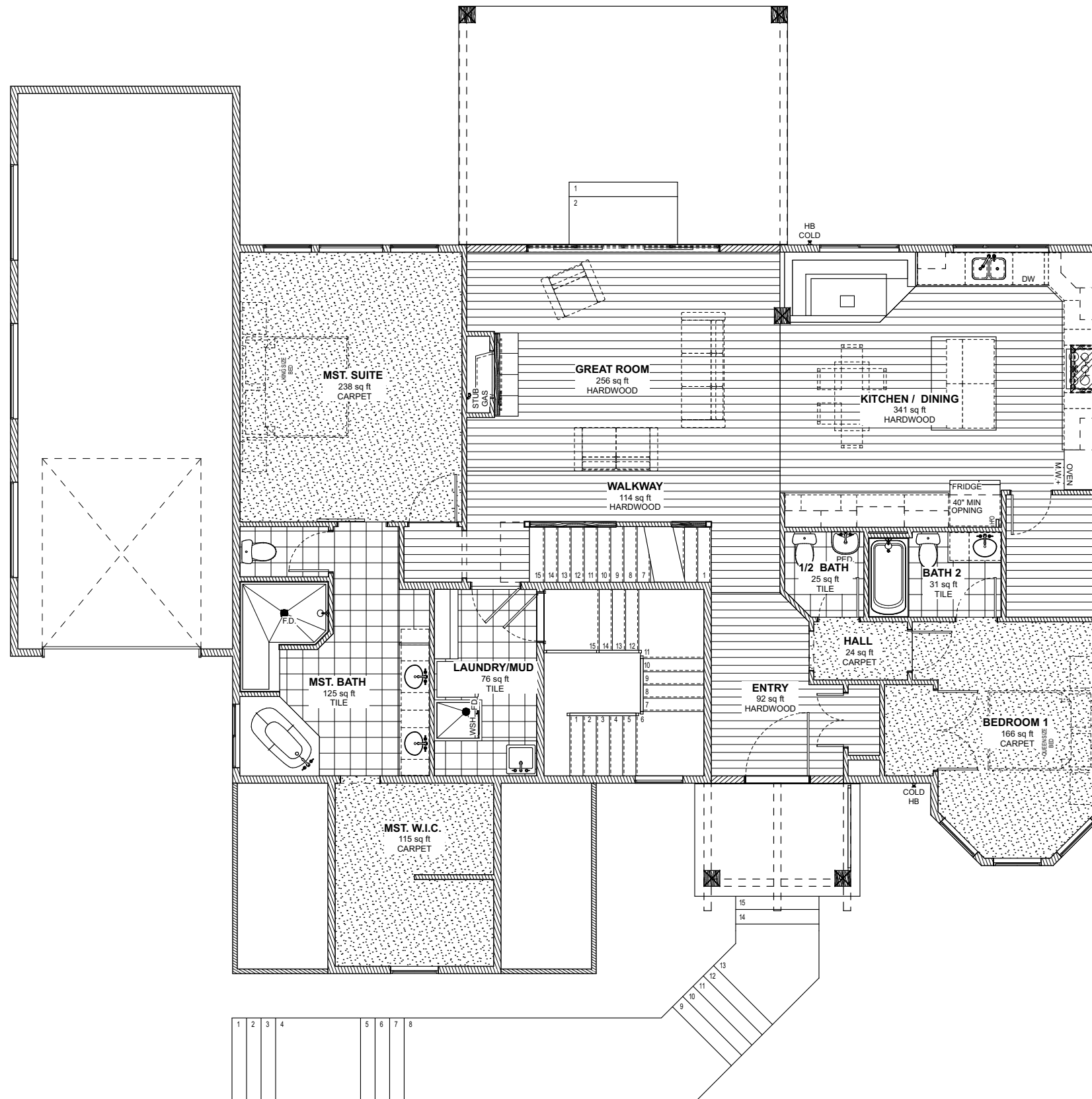
CLIENT:  
 RICH  
 COMBE

PROJECT NAME:  
 NH-CUSTOM-COMBE

DATE: 8/3/17  
 REVISION: R-4E  
 SCALE: 1/8" = 1'-0"

**AA14**

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## 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
<b>637.76 sq ft</b>	
MAIN HARDWOOD	
ENTRY	91.89
GREAT ROOM	256.35
KITCHEN / DINING	340.58
WALKWAY	113.69
<b>802.51 sq ft</b>	
MAIN TILE	
1/2 BATH	25.49
BATH 2	31.48
LAUNDRY/MUD	75.89
MST. BATH	125.34
<b>258.20 sq ft</b>	
<b>1,698.47 sq ft</b>	

PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE



JAMES HOTTH: 435-720-2087  
SENECA.DESIGN.JH@GMAIL.COM

GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 688-6794

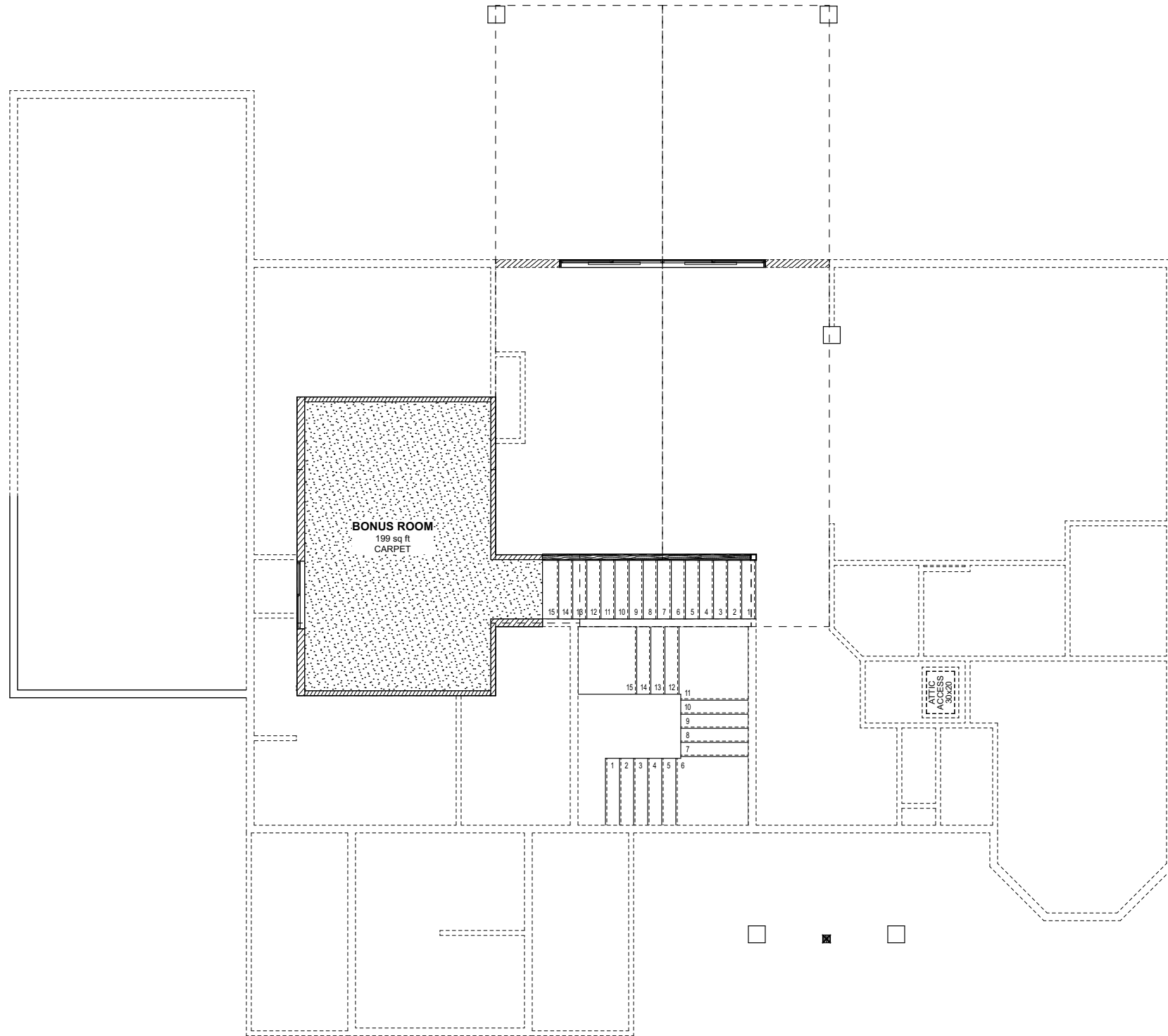
ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

MAIN FLOORING

DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

**AA15**

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## 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	198.65
STAIRS TO MAIN	84.11
	282.76 sq ft



GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 688-6794

ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

ROOF/BONUS FLOORING

PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

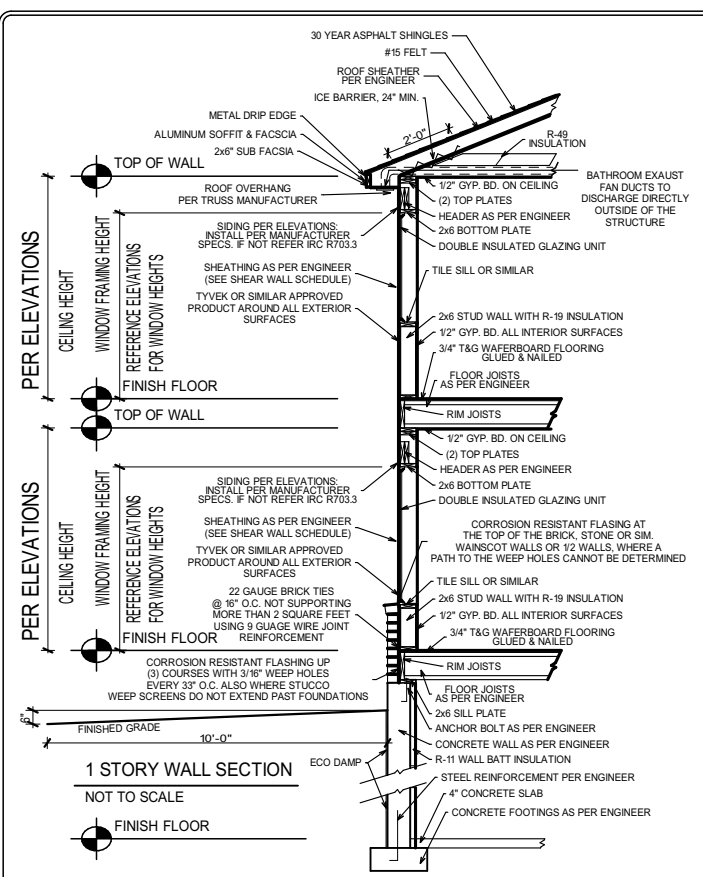
CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE

DATE: 8/3/17  
REVISION: R-4E  
SCALE: 1/8" = 1'-0"

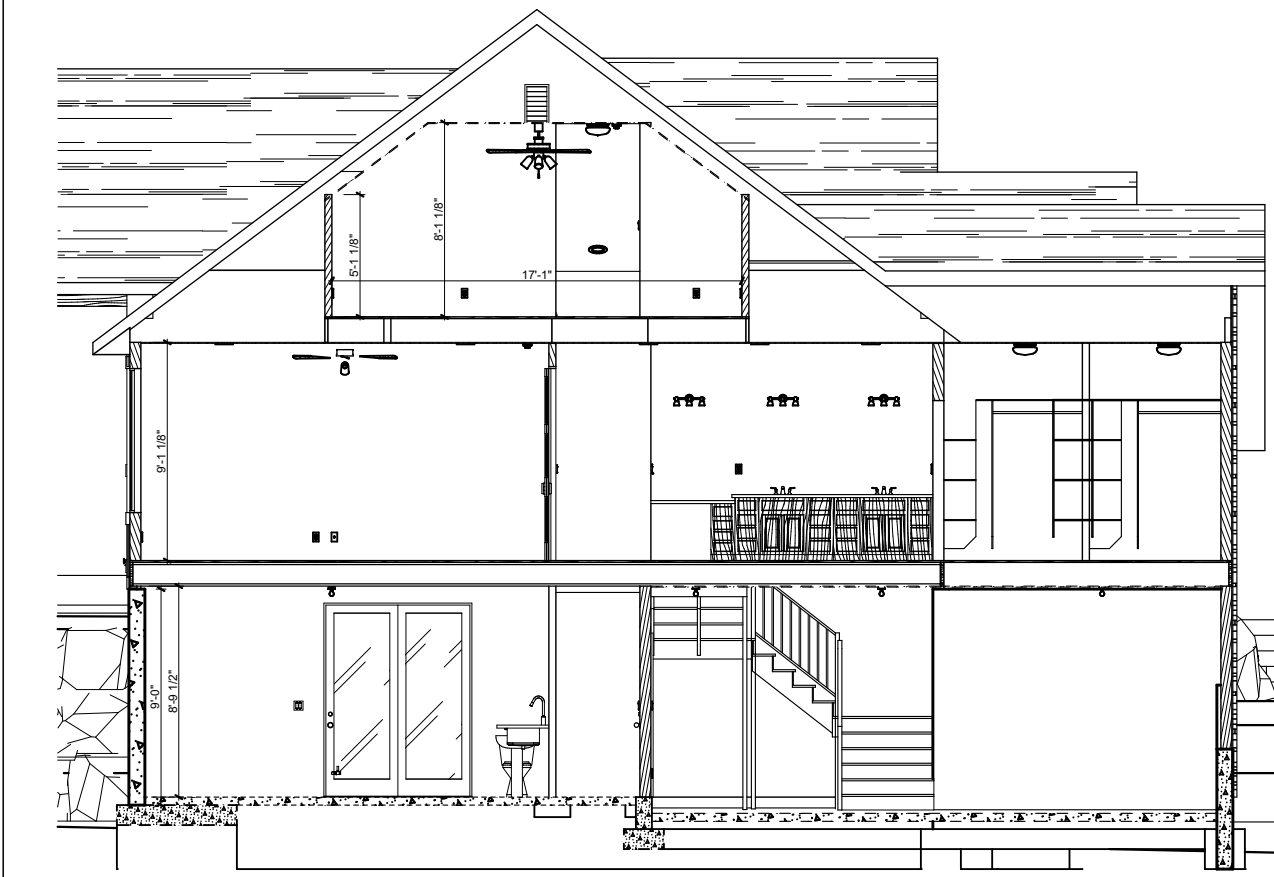
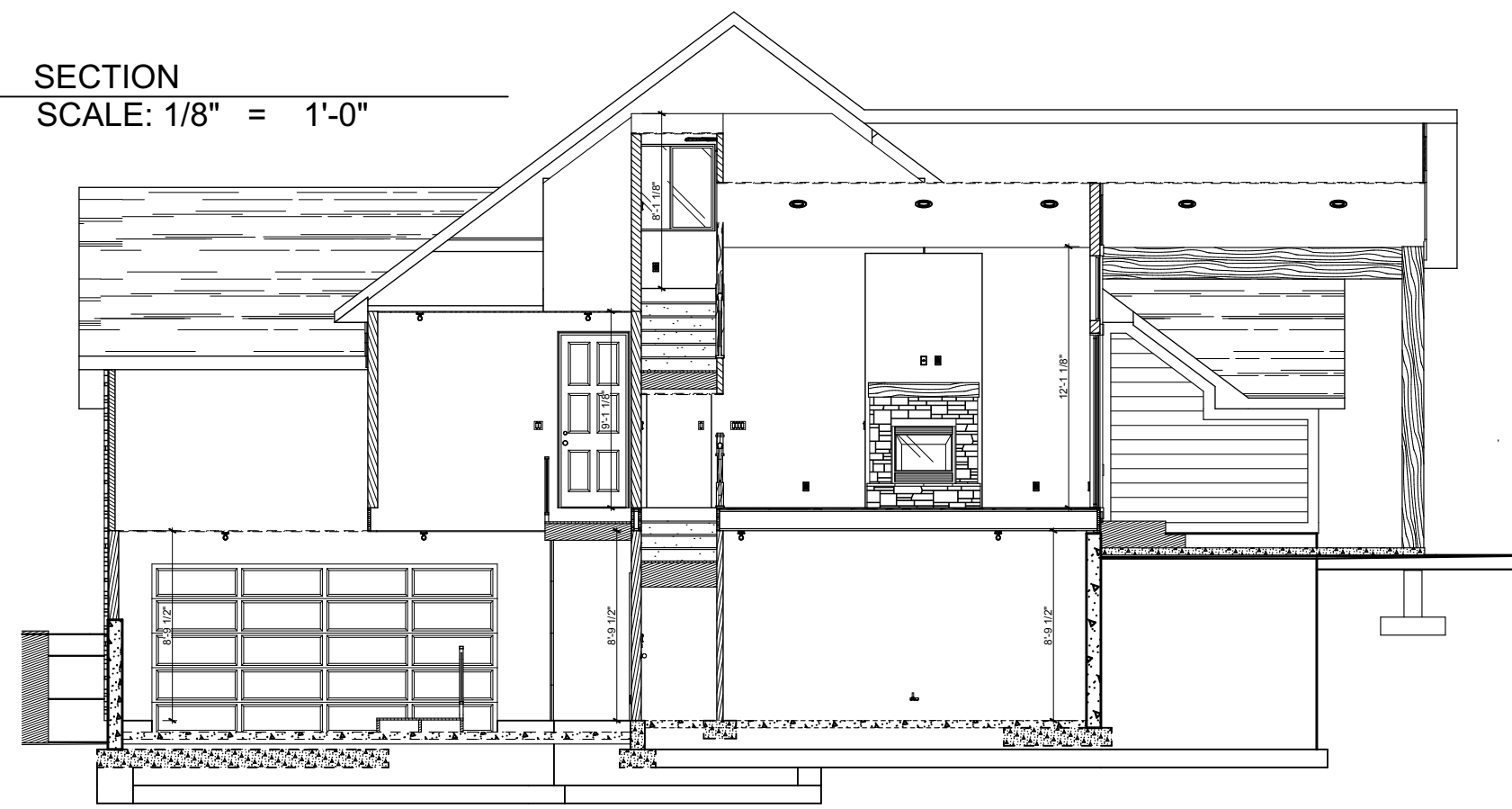
**AA16**

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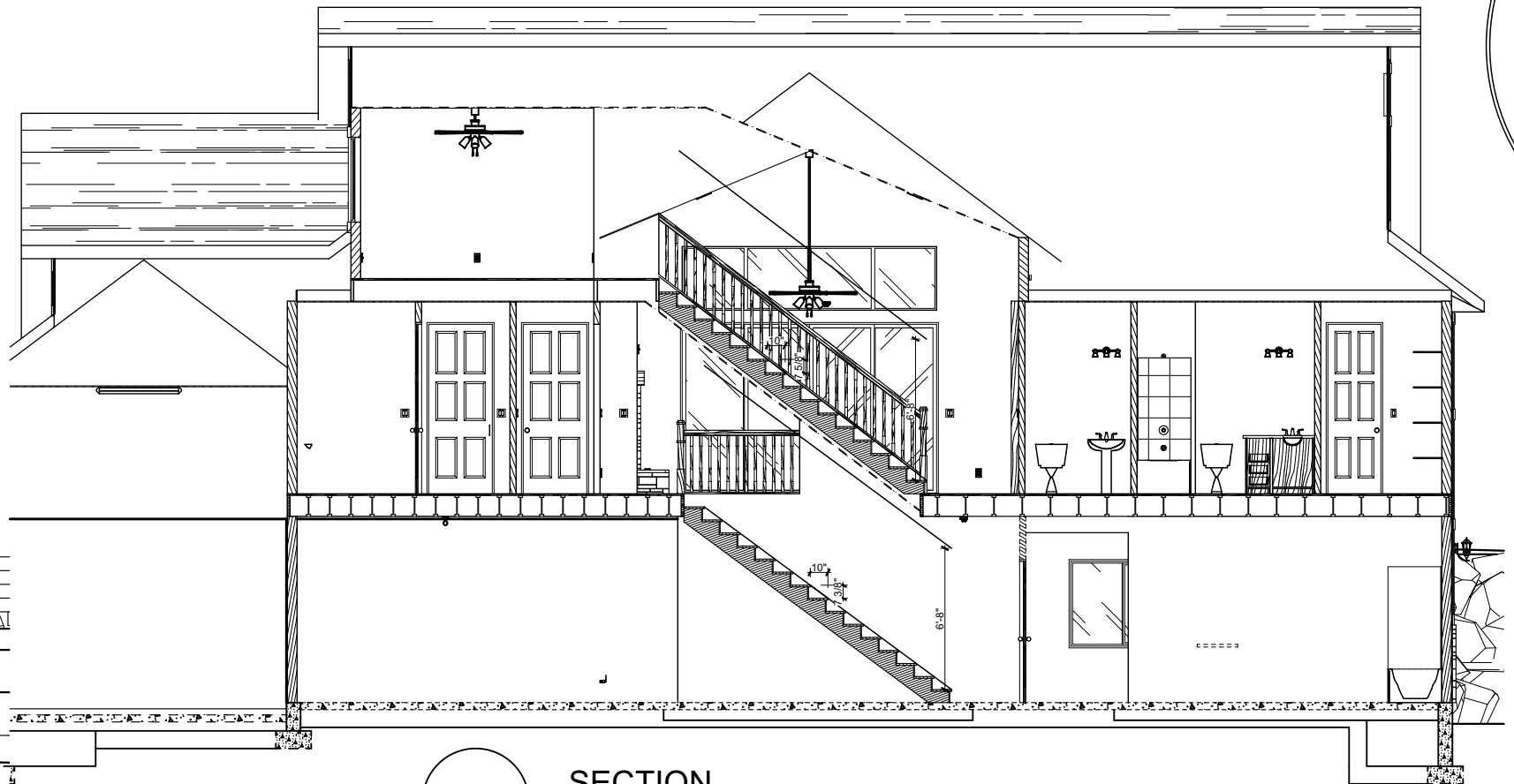
AA1

SECTION  
SCALE: 1/8" = 1'-0"



AA2

SECTION  
SCALE: 1/8" = 1'-0"



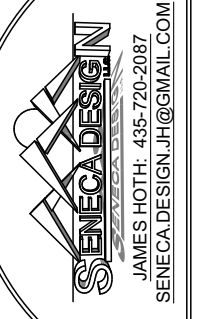
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PROJECT ADDRESS  
SUBDIVISION NAME  
LOT NUMBER  
2870 BYBEE DRIVE  
SOUTH OGDEN, UT

CLIENT:  
RICH  
COMBE

PROJECT NAME:  
NH-CUSTOM-COMBE



GENERAL CONTRACTOR:  
NOTTING HILL HOMES  
CONTACT: (801) 668-6794

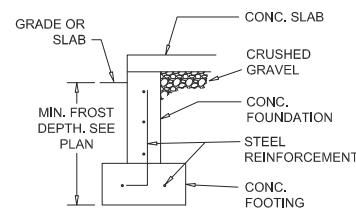
ENGINEER:  
ENGINEERING COMPANY  
PHONE NUMBER

WALL SECTION

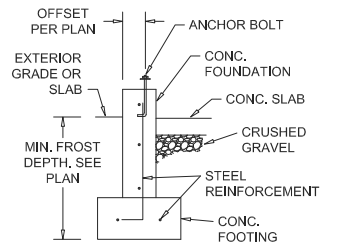
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AA17

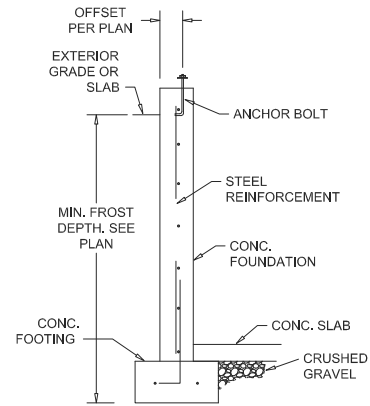
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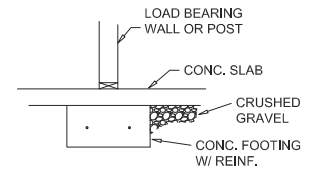
1 FOUND. BLOCK OUT  
NTS



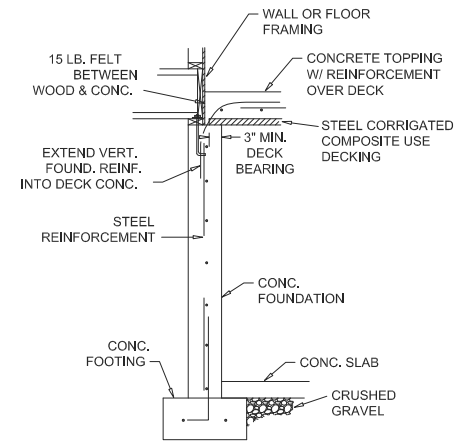
2 FOUND. HALF WALL  
NTS



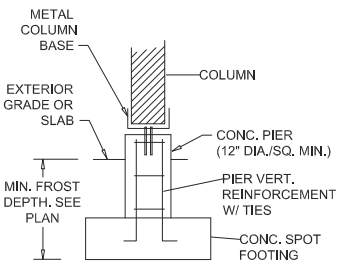
3 FOUNDATION WALL  
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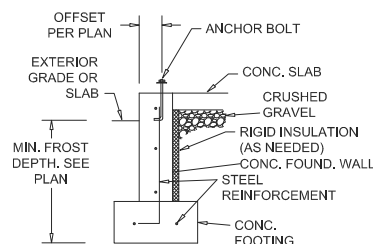
4 INTERIOR FOOTING  
NTS



5 FOUND. TO SUSPENDED SLAB  
NTS

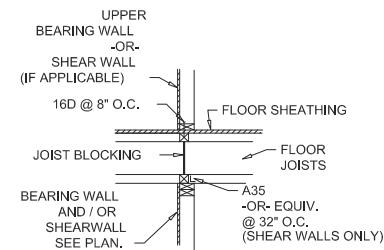


6 SPOT FOOTING & PIER  
NTS



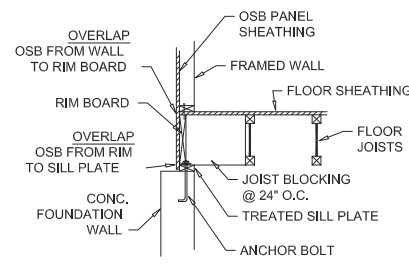
7 FOUNDATION WALL  
NTS

8 NO DETAIL  
NTS

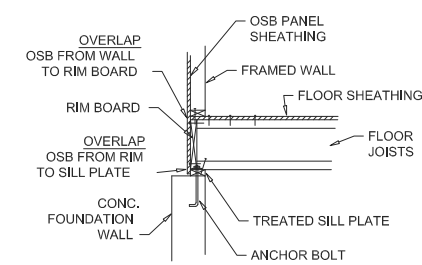


9 INTERIOR SHEAR WALL  
NTS

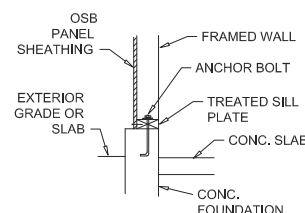
10 NO DETAIL  
NTS



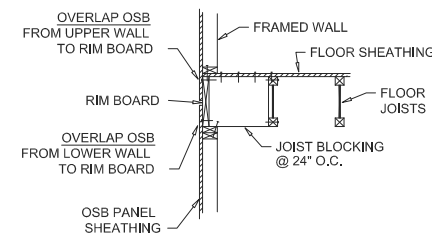
11 FOUND. TO PARALLEL JOIST  
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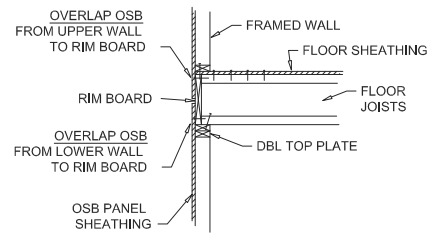
12 FOUND. TO PERPENDICULAR JOIST  
NTS



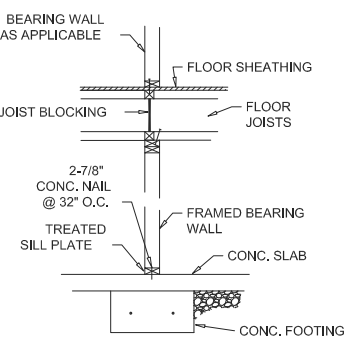
13 FOUND. TO WALL  
NTS



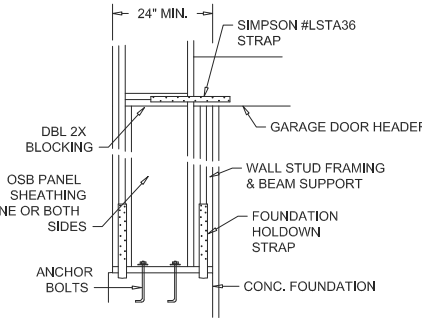
14 FOUND. TO PARALLEL JOIST  
NTS



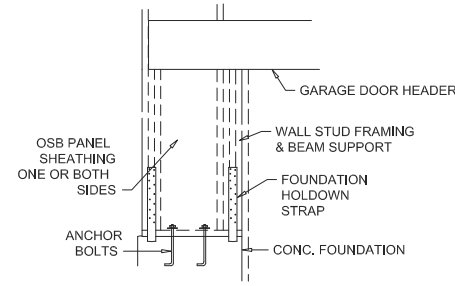
15 WALL TO JOIST TO WALL  
NTS



16 INTERIOR BEARING WALL  
NTS



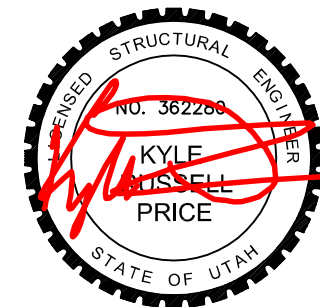
17 GARAGE RETURN WALL -OR-  
NTS



18 NO DETAIL  
NTS

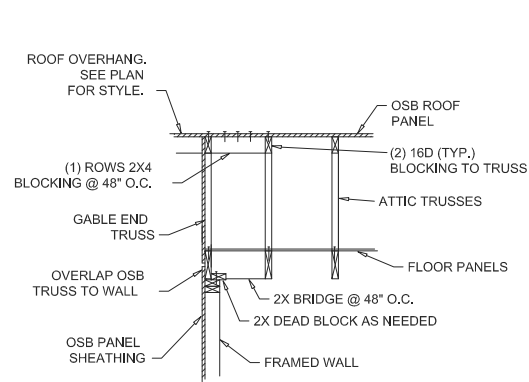
19 NO DETAIL  
NTS

19 NO DETAIL  
NTS

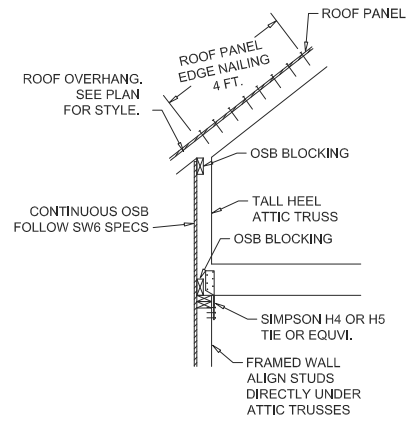


08/03/2017





20 WALL TO TRUSS  
NTS

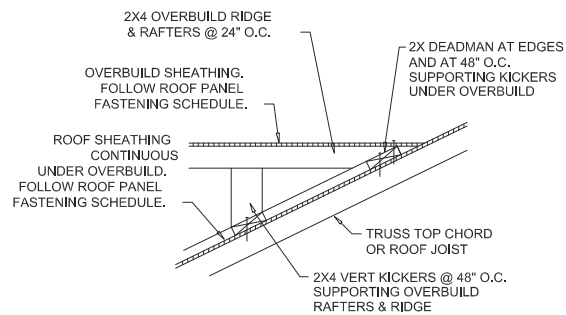


21 WALL TO TRUSS  
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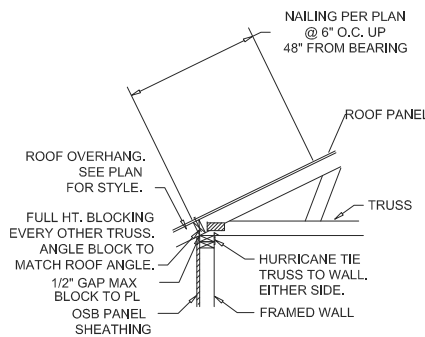
22 NO DETAIL  
NTS

23 NO DETAIL  
NTS

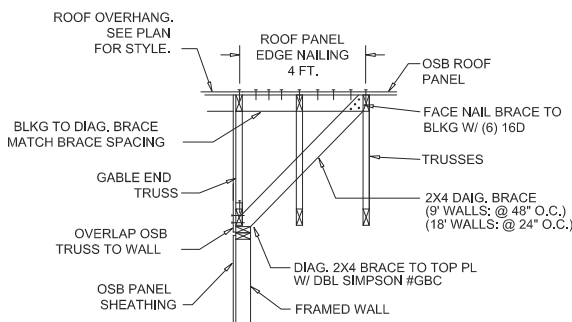
24 NO DETAIL  
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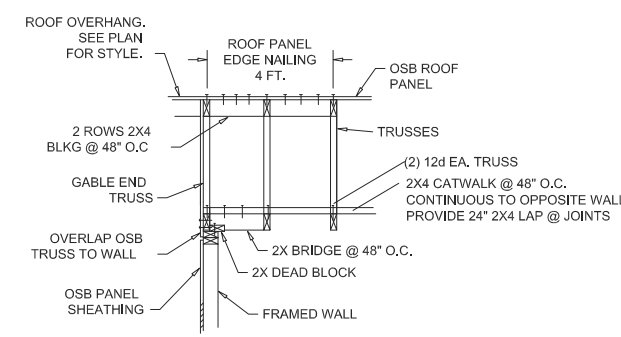
25 ROOF OVERBUILD  
NTS



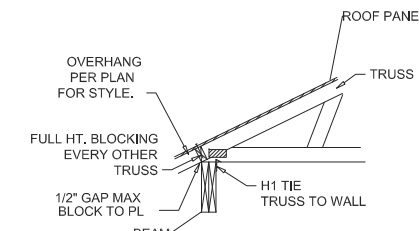
26 WALL TO TRUSS  
NTS



27 WALL TO GABLE TRUSS  
NTS



WALL TO GABLE TRUSS

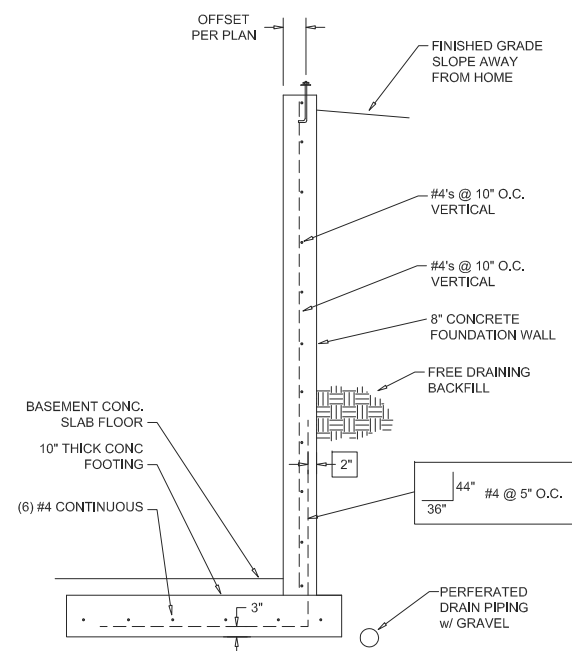
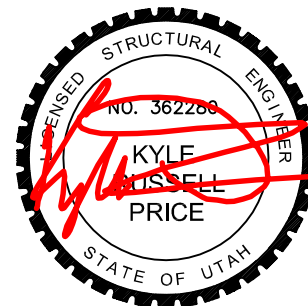


28 BEAM TO TRUSS  
NTS

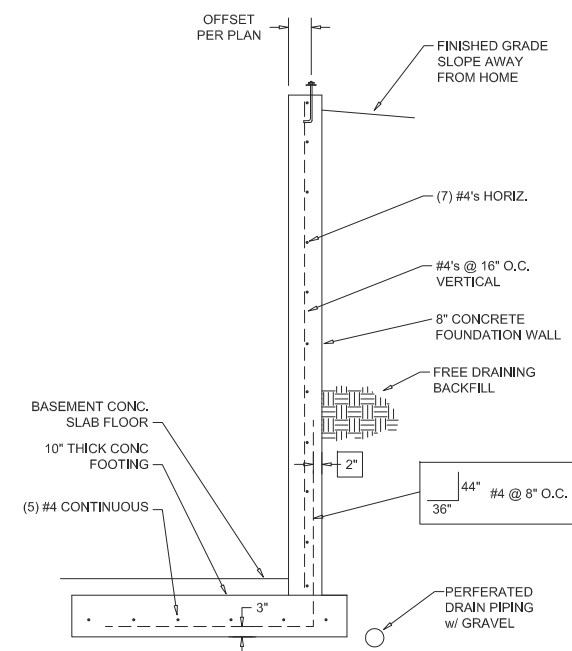
30 NO DETAIL  
NTS

31 NO DETAIL  
NTS

32 NO DETAIL  
NTS



33 FOUNDATION WALL WIDE FOOTING  
NTS



34 FOUNDATION WALL WIDE FOOTING  
NTS

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 ENGINEER.	
3. DO NOT BACKFILL FOUNDATION WALLS UNTIL THE CONCRETE FLOOR SLAB IS IN PLACE AND HAS CURED A MINIMUM OF 7 DAYS.	

CONCRETE SPECS & DETAILING			
ELEMENT	(F'c) MINIMUM	(F'c) RECOMMENDED	W/C RATIO
FOOTINGS	2500 PSI	3000 PSI	.50
WALLS	2500 PSI	3500 PSI	.50
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 BY WEIGHT
- 3/4" MAX AGGREGATE SIZE
- 4" MAXIMUM SLUMP
- ADMIXTURES ACCEPTABLE EXCLUDING CALCIUM CHLORIDE

STEEL REINFORCEMENT DETAILING & SPECIFICATIONS	
NON-WELDABLE (ALL U.N.O.)	ASTM A 615 GRADE 60
WELDABLE	ASTM A 706 GRADE 60 LOW ALLOY
WELDED WIRE FABRIC	ASTM A 185
REINFORCEMENT CONCRETE COVER (MIN.)	INCHES
EXPOSED TO EARTH (NOT FORMED)	3"
EXPOSED TO EARTH OR WEATHER (FORMED)	2"
NOT EXPOSED TO EARTH OR WEATHER	1-1/2"
REINFORCEMENT (REBAR) LAP SCHEDULE	
SIZE	MINIMUM LAP FOR CONTINUOUS REBAR, U.N.O.
#3	12"
#4	18"
#5	20"
#6	24"

- CONTRACTOR RESPONSIBLE FOR FORMWORK AND SHORING.
- REINFORCEMENT SUPPORT PER ACI 315
- ROUGHEN CONSTRUCTION JOINT SURFACES TO 1/4" AMPLITUDE OR MORE
- BEND REINFORCEMENT COLD ONCE
- BEND RADII AND HOOK LENGTHS TO CONFORM TO ACI 318.
- PROVIDE CONTINUOUS CORNER BARS AT WALL AND FOOTING CORNERS LONG ENOUGH TO MEET REQUIRED LAP LENGTHS.

CONCRETE PLACEMENT & CONSTRUCTION SPECS		
1. VIBRATE AND CONSOLIDATE CONCRETE DURING PLACEMENT AS NEEDED TO LIMIT VOIDS AND SEPARATING OF MATERIAL INGREDIENTS.		
2. WHEN PLACING CONCRETE IN HOT OR COLD WEATHER, PROVIDE PROTECTION FROM FREEZING OR ACCELERATED DRYING.		
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:

- 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.
- FINISH GRADE SHALL SLOPE DOWN AWAY FROM HOME FOUNDATIONS AT LEAST 6" OF DROP THE FIRST 10 FEET OF HORIZONTAL DISTANCE.
- DOWNSPOUTS SHALL EXTEND OUT AWAY FROM THE FOUNDATION AT LEAST 5 FEET OR INTO AN APPROVED DRAINAGE SYSTEM OR ON SITE PIPING.
- 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 (SEE PLAN)	OSB PANEL QTY.	8D SPACING EDGE O.C.	STUD SIZE & QTY. INSIDE EDGES ONLY. (SEE DIAGRAM BELOW)
SW6	(1) SIDE	6"	(1) 2X
SW4	(1) SIDE	4"	DBL 2X OR (1) 4X
SW3	(1) SIDE	3"	DBL 2X OR (1) 4X
SW2	(1) SIDE	2"	(1) 4X
SW4-DBL	BOTH SIDES	4"	DBL 2X OR (1) 4X

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

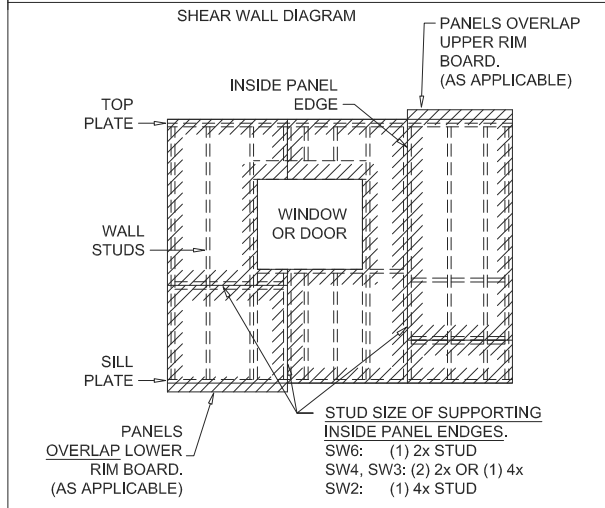


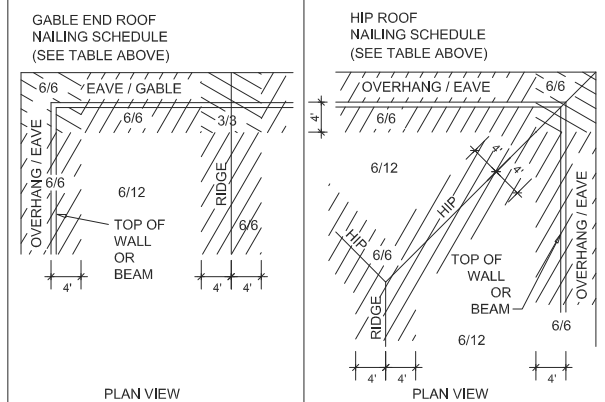
TABLE OF EQUIVALENT FASTENERS					
NAIL SIZE	NAIL SPACING	STAPLE SPACING			NOTES
		14 GA.	15 GA.	16 GA.	
8D	12"	12"	10"	8"	ALL STAPLES PROVIDE 1-1/2" PENETRATION
	10"	10"	8"	6-1/2"	
	6"	6"	5"	4"	
	4"	4"	3-1/2"	2-1/2"	
	3"	3"	2-1/2"	1-1/2"	
10D	12"	14 GA.	15 GA.	16 GA.	
	10"	9-1/2"	8"	6-1/2"	
	6"	8"	7"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

ROOF PANEL SCHEDULE		
ROOF DESIGN SNOW LOAD	PANEL THICKNESS	NOTES (TYP.)
UP TO 40 PSF	7/16"	1. ALL ROOF PANELS SHALL BE APA STAMPED, EXPOSURE 1, & RATED AS FOLLOWS:  THICKNESS SPAN RATING 7/16" 24/16 1/2" 32/16 5/8" 40/20
UP TO 70 PSF	1/2"	
UP TO 130 PSF	5/8"	

ROOF PANEL FASTENING TABLE		
NAILING SPEC WHERE PANEL MEETS MEMBER, I.E. TRUSS, JOIST, BLOCK. (SEE DIAGRAM BELOW)	10D O.C. NAILING	
	PANEL EDGE	PANEL FIELD
6/12	6"	12"
6/6	6"	6"
3/3	3"	3"



- ROOF TRUSS & JOIST NOTES
- TRUSSES (PRE-MANUF'ER'D)
- ENGINEERING FOR TRUSSES IS PROVIDED BY THE MANUFACTURER.
  - PROVIDE METAL MANUFACTURED HURRICANE TIES AT ALL TRUSS BEARING LOCATIONS, H2.5 MIN. U.N.O. (SEE PLAN)
  - PROVIDE FULL HEIGHT BLOCKING AT TRUSS BEARING LOCATIONS EVERY OTHER TRUSS SPACING MINIMUM.
  - THESE PLANS HAVE BEEN ENGINEERED BASED ON THE ROOF FRAMING PLANS PROVIDED. TRUSS LAYOUTS DIFFERING FROM THE ROOF FRAMING PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
  - 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 GENERAL CONFORMANCE.
- ROOF JOISTS
- PROVIDE SIMPSON VPA CONNECTORS AT ALL JOIST BEARING LOCATIONS.
  - PROVIDE FULL HEIGHT BLOCKING EVERY OTHER JOIST.

- FLOOR SHEATHING NOTES
- FLOOR SHEATHING U.N.O.:
- PROVIDE 23/32" 'APA' STAMPED, EXPOSURE 1, T&G OSB PANELS FASTEN WITH 10D COMMON OR GALVANIZED NAILS @ 6" / 12" EDGE / FIELD O.C.
  - PROVIDE CONTINUOUS GLUE JOIST TO PANELS.

WALL STUD HEIGHTS & LOAD BLOCKING			
FRAMED WALL STUD HEIGHTS (SEE NOTES 1.2) (HEIGHTS ARE UNSUPPORTED CLEAR SPANS)			NOTES (TYP.)
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, PLYWOOD, OR GLUED GYPSUM BOARD
UP TO 14'	2 X 6	16"	
UP TO 16'	2 X 6	12"	
UP TO 18'	2 X 6	8"	1. PLAN WALL SPECS, DIMENSIONS AND SCALES GOVERN WALL SIZING.  2. SEE MINIMUM NAILING SCHEDULE TABLE WHEN USING WALL STUD HT. TABLE.  3. PROVIDE 2X DF OR BTR. SQUASH BLOCKING UNDER ALL POINTS LOADS TRANSFERRED THROUGH 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.
UP TO 17'	1-1/2"x5-1/2"	16"	
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.

DESIGN CRITERIA	
GOVERNING CODE:	2015 IBC, ASCE 7 RISK CATEGORY II
1. LIVE LOADS:	SLEEPING AREAS 30 PSF DECKS 60 PSF BALCONIES 100 PSF OTHER AREAS 40 PSF ROOF 20 PSF
2. SNOW LOAD:	GROUND Pg 43 PSF ROOF Ps 30 PSF + DRIFT Pf: 30 PSF Cs: 1.0 Ce: 1.0 Ct: 1.0 I: 1.0
3. WIND:	DESIGN SPEED: 120 MPH 3 SEC. GUST EXPOSURE: C
4. SEISMIC:	SDC: E R: 6.5 I: 1.0 SITE CLASS: D (ASSUMED) Sms: 1.37 Sm1: 0.75 Sds: 0.91
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)
6. DEAD LOADS:	ROOF 15 PSF (ASPHALT SHINGLES) FLOOR 15 PSF (INCL. THIN TILE) WALL 10 PSF (STUCCO, SIDING) WALL 45 PSF (VENEER: BRICK, STONE) CONCRETE 145 PCF (FTGS, FOUND, ETC)

BEAM SCHEDULE EX		
DESIGNATION (SEE PLAN)	BEAM DESCRIPTION	END TRIMMER TYPE QTY. 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.
- PROVIDE METAL FRAMING CONNECTORS (I.E. SIMPSON #CB) TO THE BEAMS GREATER THAN 6'-0" TO POSTS OR TRIMMERS.
- LVL IS LAMINATED VENEER LUMBER, I.E., MICROLAM, VERSALAM. MINIMUM LVL SPEC PROVIDE 1.9E AND 2600 PSI F'b OR BTR.
- GLB IS GLULAM BEAM. PROVIDE 24F-V4 SPEC U.N.O.
- ALL STEEL BEAMS TO MEET ASTM A992 OR Fy = 50 ksi, Fu = 65 ksi CRITERIA.
- X-BEAM IS ROSSBORO 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.



**PRICE ENGINEERING INC.**  
STRUCTURAL • CIVIL

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

Date / Revision  
08/01/17

STRUCTURAL SCHEDULES & NOTES

PROJECT: SENECA NOTTING HILL COMBE S. OGDEN RESIDENTIAL PLAN

ADDRESS: 2670 BYBEE DRIVE SOUTH OGDEN, UTAH

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